

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

6 Henfield Close, Ballarat East Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$735,000 & \$750,000

Median sale price

Median price \$501,000 Property Type House Suburb Ballarat East

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	310 Eureka St BALLARAT EAST 3350	\$790,000	23/03/2021
2	196 Victoria St BALLARAT EAST 3350	\$753,800	10/02/2021
3	11 Nelmore Ct BALLARAT EAST 3350	\$745,000	03/06/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/11/2021 11:46

6 Henfield Close, Ballarat East Vic 3350



 4  2  3

Rooms: 8
Property Type: House (Res)
Land Size: 1006 sqm approx
Agent Comments

Indicative Selling Price
\$735,000 - \$750,000
Median House Price
September quarter 2021: \$501,000

Comparable Properties



310 Eureka St BALLARAT EAST 3350 (REI/VG) **Agent Comments**

 4  2  4

Price: \$790,000
Method: Private Sale
Date: 23/03/2021
Property Type: House (Res)
Land Size: 838 sqm approx



196 Victoria St BALLARAT EAST 3350 (VG) **Agent Comments**

 4  -  -

Price: \$753,800
Method: Sale
Date: 10/02/2021
Property Type: House (Res)
Land Size: 542 sqm approx



11 Nelmore Ct BALLARAT EAST 3350 (REI/VG) **Agent Comments**

 4  2  2

Price: \$745,000
Method: Private Sale
Date: 03/06/2021
Property Type: House (Res)
Land Size: 786 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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