

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 813 Eureka Street, Ballarat East Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$555,000 & \$575,000

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	118 Eureka St BALLARAT EAST 3350	\$587,000	26/08/2021
2	825 Eureka St BALLARAT EAST 3350	\$580,000	23/08/2021
3	316 Eureka St BALLARAT EAST 3350	\$555,000	03/09/2021

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: 23/11/2021 12:14

813 Eureka Street, Ballarat East Vic 3350



 3  1  2

Rooms: 6
Property Type: House (Res)
Land Size: 1209 sqm approx
Agent Comments

Indicative Selling Price
\$555,000 - \$575,000
Median House Price
September quarter 2021: \$501,000

Comparable Properties



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

 3  1  2

Price: \$587,000
Method: Sold Before Auction
Date: 26/08/2021
Property Type: House (Res)
Land Size: 808 sqm approx



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

 3  2  2

Price: \$580,000
Method: Private Sale
Date: 23/08/2021
Property Type: House
Land Size: 732 sqm approx



316 Eureka St BALLARAT EAST 3350 (REI) **Agent Comments**

 3  2  2

Price: \$555,000
Method: Private Sale
Date: 03/09/2021
Property Type: House (Res)

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



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