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 and postcode	4/45 OTWAY STREET SOUTH BALLARAT EAST VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$330,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$388,750	Property type	Unit	Suburb	Ballarat East
Period-from	01 Sep 2022	to	31 Aug 2023	Source	Corelogic

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
2/243 YORK STREET BALLARAT EAST VIC 3350	$300,000	02-Aug-23
11 RON COURT CANADIAN VIC 3350	$290,000	14-Aug-23
3/304 CLARENDON STREET SOLDIERS HILL VIC 3350	$330,000	21-Aug-23

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: 06 September 2023

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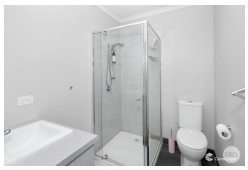
2/243 YORK STREET BALLARAT EAST VIC 3350

1 1 1

Sold Price RS $300,000 Sold Date 02-Aug-23

Distance 0.12km



11 RON COURT CANADIAN VIC 3350

1 1 1

Sold Price RS $290,000 Sold Date 14-Aug-23

Distance 1.67km



3/304 CLARENDON STREET SOLDIERS HILL VIC 3350

1 1 1

Sold Price RS $330,000 Sold Date 21-Aug-23

Distance 2.26km

RS = Recent sale **UN** = Undisclosed Sale

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