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	418 EUREKA STREET EUREKA 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~~		or range between	$370,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$530,250	Property type	House	Suburb	Eureka
Period-from	01 Oct 2023	to	30 Sep 2024	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
65 LOVENEAR GROVE BALLARAT EAST VIC 3350	$395,000	17-Aug-23
62 DYTE PARADE BALLARAT EAST VIC 3350	$395,000	23-Feb-24
195 SCOTT PARADE BALLARAT EAST VIC 3350	$390,000	24-Jul-24

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: 14 October 2024

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65 LOVENEAR GROVE BALLARAT EAST VIC 3350

3 1 3

Sold Price **$395,000** Sold Date **17-Aug-23**

Distance **0.44km**



62 DYTE PARADE BALLARAT EAST VIC 3350

3 1 2

Sold Price Sold Date **23-Feb-24**

Distance **0.83km**



195 SCOTT PARADE BALLARAT EAST VIC 3350

3 1 1

Sold Price **$390,000** Sold Date **24-Jul-24**

Distance **0.99km**

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

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