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	124A JOSEPH STREET 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~~		or range between	$395,000	&	$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$388,750	Property type	Unit	Suburb	Ballarat East
Period-from	01 Nov 2022	to	31 Oct 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
38 GRANT STREET BALLARAT CENTRAL VIC 3350	$410,000	02-Jun-22
16 MALCOLM COURT BROWN HILL VIC 3350	$390,000	11-Sep-23
2A ALEXANDRA STREET SEBASTOPOL VIC 3356	$385,000	17-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: 27 November 2023

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38 GRANT STREET BALLARAT CENTRAL VIC 3350

3 1 1

Sold Price **$410,000** Sold Date **02-Jun-22**

Distance **1.81km**



16 MALCOLM COURT BROWN HILL VIC 3350

3 1 2

Sold Price **$390,000** Sold Date **11-Sep-23**

Distance **2.27km**



2A ALEXANDRA STREET SEBASTOPOL VIC 3356

3 2 1

Sold Price **$385,000** Sold Date **17-Aug-23**

Distance **4.23km**

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

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