#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Address	4/319 Kline 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 \$365,000	&	\$375,000
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#### Median sale price

Median price	\$400,000	Pro	perty Type U	nit	]	Suburb	Ballarat East
Period - From	01/04/2023	to	31/03/2024	So	ource	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

	aress of comparable property	1 1100	Date of Sale
1	2/4 Gordon St BALLARAT EAST 3350	\$375,000	12/04/2024
2	8/240 Lal Lal St CANADIAN 3350	\$369,000	06/11/2023
3	122 Little Dodds St GOLDEN POINT 3350	\$365,000	25/01/2024

#### 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:	17/05/2024 12:26



Date of sale









Property Type: Unit Agent Comments

**Indicative Selling Price** \$365,000 - \$375,000 **Median Unit Price** Year ending March 2024: \$400,000

## Comparable Properties



2/4 Gordon St BALLARAT EAST 3350 (REI)

Price: \$375,000 Method: Private Sale Date: 12/04/2024 Property Type: Unit

Land Size: 299 sqm approx

**Agent Comments** 



8/240 Lal Lal St CANADIAN 3350 (REI/VG)





Price: \$369.000 Method: Private Sale Date: 06/11/2023 Property Type: Unit Land Size: 304 sqm approx **Agent Comments** 



122 Little Dodds St GOLDEN POINT 3350

(REI/VG)



Price: \$365,000 Method: Private Sale Date: 25/01/2024

Property Type: Townhouse (Single) Land Size: 241 sqm approx

Agent Comments

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





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