

# 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 or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  Property Type  Suburb

Period - From  to  Source

### 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	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:



2   1   1

**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)**

**Agent Comments**

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**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 12/04/2024  
**Property Type:** Unit  
**Land Size:** 299 sqm approx



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

**Agent Comments**

2   1   1

**Price:** \$369,000  
**Method:** Private Sale  
**Date:** 06/11/2023  
**Property Type:** Unit  
**Land Size:** 304 sqm approx



**122 Little Dodds St GOLDEN POINT 3350 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$365,000  
**Method:** Private Sale  
**Date:** 25/01/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 241 sqm approx