

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

2-5/203 Humffray Street, Ballarat East Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$335,000 Property Type Vacant land Suburb Ballarat East

Period - From 09/10/2023 to 08/10/2024 Source 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	Price	Date of sale
1	Doodts Rd NERRINA 3350	\$420,000	27/09/2023
2	25 Nelson St BALLARAT EAST 3350	\$420,000	01/09/2023
3	57 Lofven St NERRINA 3350	\$460,000	03/07/2023

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:

09/10/2024 20:46



Property Type: Development
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Land Price
09/10/2023 - 08/10/2024: \$335,000

Comparable Properties

Doodts Rd NERRINA 3350 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 27/09/2023
Property Type: Land
Land Size: 1131 sqm approx



25 Nelson St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 01/09/2023
Property Type: Land
Land Size: 984 sqm approx



57 Lofven St NERRINA 3350 (VG)

Agent Comments



Price: \$460,000
Method: Sale
Date: 03/07/2023
Property Type: Land
Land Size: 828 sqm approx