

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

165 SCOTT PARADE 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Ballarat East

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

39 GEORGE STREET EUREKA VIC 3350	\$620,000	11-Feb-25
318 NICHOLSON STREET BLACK HILL VIC 3350	\$695,000	30-Jan-25
518 HAVELOCK STREET BLACK HILL VIC 3350	\$610,000	05-Aug-25

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.

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Will Munro
P 03 5333 4444
M 0427 401 798
E will.munro@raywhite.com



39 GEORGE STREET EUREKA VIC 3350

3 1 2

Sold Price

\$620,000

Sold Date

11-Feb-25

Distance

0.65km



318 NICHOLSON STREET BLACK HILL VIC 3350

4 1 1

Sold Price

\$695,000

Sold Date

30-Jan-25

Distance

1km



518 HAVELOCK STREET BLACK HILL VIC 3350

3 1 2

Sold Price

^{RS} **\$610,000**

Sold Date

05-Aug-25

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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