

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 103 Morres Street, Ballarat East, VIC 3350

Indicative selling price

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

Single price or range between \$440,000 & \$470,000

Median sale price

Median price \$390,000 Property type House Suburb BALLARAT EAST
Period - From 17/01/2021 to 16/07/2021 Source price_finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	516 Peel Street Black Hill Vic 3350	\$480,000	30/04/2021
2	1 Blair Street Golden Point Vic 3350	\$440,000	08/06/2021
3	32 Otway Street Ballarat East Vic 3350	\$480,000	23/06/2021

This Statement of Information was prepared on: 16/07/2021

