

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 410 Richards 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 \$850,000 & \$935,000

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	810 Chisholm St BLACK HILL 3350	\$645,000	04/03/2024
2	23 Rodier St EUREKA 3350	\$620,000	15/12/2023
3	1169 Geelong Rd MOUNT CLEAR 3350	\$627,000	14/12/2023

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 15:52



Property Type:
Land Size: 6018m2 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Land Price
09/10/2023 - 08/10/2024: \$335,000

Comparable Properties



810 Chisholm St BLACK HILL 3350 (REI)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 04/03/2024
Property Type: Land
Land Size: 6975 sqm approx



23 Rodier St EUREKA 3350 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 15/12/2023
Property Type: Land
Land Size: 5460 sqm approx



1169 Geelong Rd MOUNT CLEAR 3350 (VG)

Agent Comments



Price: \$627,000
Method: Sale
Date: 14/12/2023
Property Type: Land
Land Size: 989 sqm approx