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	5 CARBONI COURT EUREKA 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	$389,000	&	$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$525,000	Property type	House	Suburb	Eureka
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

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
22 GLAZEBROOK STREET BALLARAT EAST VIC 3350	$395,000	04-Jul-24
303 YORK STREET BALLARAT EAST VIC 3350	$370,000	22-Jul-24
216 KLINE STREET EUREKA VIC 3350	$425,000	18-Mar-24

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: 12 September 2024

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22 GLAZEBROOK STREET BALLARAT EAST VIC 3350

2 1 -

Sold Price RS $395,000 Sold Date 04-Jul-24

Distance 0.66km



303 YORK STREET BALLARAT EAST VIC 3350

3 1 -

Sold Price $370,000 Sold Date 22-Jul-24

Distance 0.37km



216 KLINE STREET EUREKA VIC 3350

3 1 1

Sold Price $425,000 Sold Date 18-Mar-24

Distance 0.39km

RS = Recent sale **UN** = Undisclosed Sale

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