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	50 Gent Street, Ballarat East Vic 3350

Indicative selling price

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

Range between $630,000 & $650,000

Median sale price

Median price $516,500 Property Type House Suburb Ballarat East

Period - From 01/07/2023 to 30/09/2023 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	6 Dyte Pde BALLARAT EAST 3350	$635,000	19/09/2022
2	1/137 Victoria St BALLARAT EAST 3350	$630,000	30/08/2022
3	17 Stockade St BALLARAT EAST 3350	$620,000	05/01/2023

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: 15/11/2023 11:37

50 Gent Street, Ballarat East Vic 3350



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$630,000 - $650,000
Median House Price
September quarter 2023: $516,500

Comparable Properties



6 Dyte Pde BALLARAT EAST 3350 (REI/VG)

3 1 1

Price: $635,000
Method: Private Sale
Date: 19/09/2022
Property Type: House
Land Size: 249 sqm approx

Agent Comments



1/137 Victoria St BALLARAT EAST 3350 (REI/VG)

3 2 1

Price: $630,000
Method: Private Sale
Date: 30/08/2022
Property Type: Townhouse (Single)
Land Size: 272 sqm approx

Agent Comments



17 Stockade St BALLARAT EAST 3350 (REI/VG)

3 2 2

Price: $620,000
Method: Private Sale
Date: 05/01/2023
Property Type: House
Land Size: 625 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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