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	18 SPECIMEN VALE SOUTH 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	$420,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$371,000	Property type	Unit	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
3/301 NEILL STREET SOLDIERS HILL VIC 3350	$420,000	07-Jul-25
20 SPECIMEN VALE SOUTH BALLARAT EAST VIC 3350	$420,000	03-Jul-25
3/506 SHERRARD STREET BLACK HILL VIC 3350	$435,000	08-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.~~

This Statement of Information was prepared on: 27 August 2025

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3/301 NEILL STREET SOLDIERS HILL VIC 3350

2 1 1

Sold Price RS **$420,000** Sold Date **07-Jul-25**

Distance **1.44km**



20 SPECIMEN VALE SOUTH BALLARAT EAST VIC 3350

2 1 1

Sold Price **$420,000** Sold Date **03-Jul-25**

Distance **0km**



3/506 SHERRARD STREET BLACK HILL VIC 3350

2 1 -

Sold Price RS **$435,000** Sold Date **08-Aug-25**

Distance **1.42km**

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

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