

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

1/420 WINDERMERE STREET BALLARAT CENTRAL 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

\$435,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Ballarat Central

Period-from

01 Jul 2022

to

30 Jun 2023

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

803 COSMOPOLITAN PLACE BALLARAT CENTRAL VIC 3350	\$473,000	06-Apr-23
1/18 KENT STREET BALLARAT CENTRAL VIC 3350	\$450,000	01-Jun-23
1/4 PLEASANT STREET SOUTH NEWINGTON VIC 3350	\$450,000	09-May-23

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: 14 July 2023

**803 COSMOPOLITAN PLACE
BALLARAT CENTRAL VIC 3350**

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Sold Price

RS

\$473,000

Sold Date

06-Apr-23

Distance

0.52km**1/18 KENT STREET BALLARAT
CENTRAL VIC 3350**

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Sold Price

RS

\$450,000

Sold Date

01-Jun-23

Distance

0.93km**1/4 PLEASANT STREET SOUTH
NEWINGTON VIC 3350**

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Sold Price

\$450,000

Sold Date

09-May-23

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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