

# 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

1511 Sturt Street, Ballarat Central Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$620,000 Property Type House Suburb Ballarat Central

Period - From 26/06/2023 to 25/06/2024 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 eighteen 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	10 Tennis St LAKE WENDOUREE 3350	\$1,300,000	30/01/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 26/06/2024 11:00



 4    2    2

**Property Type:** House  
**Land Size:** 750 approx sqm  
approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
26/06/2023 - 25/06/2024: \$620,000

## Comparable Properties



**10 Tennis St LAKE WENDOUREE 3350 (REI)**   [Agent Comments](#)

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**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 30/01/2023  
**Property Type:** House (Res)

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 eighteen months.