Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 2 Duncan Street, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$845,000		&		\$895,000					
Median sale p	rice									
Median price	\$605,000	Pro	operty Type	Hou	se		Suburb	Ballarat Central		
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	16 Cowan St LAKE WENDOUREE 3350	\$905,000	14/03/2023
2	211 Lyons St.N BALLARAT CENTRAL 3350	\$862,500	20/10/2023
3	8 Pisgah St BALLARAT CENTRAL 3350	\$825,000	29/05/2023

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:

18/04/2024 10:05



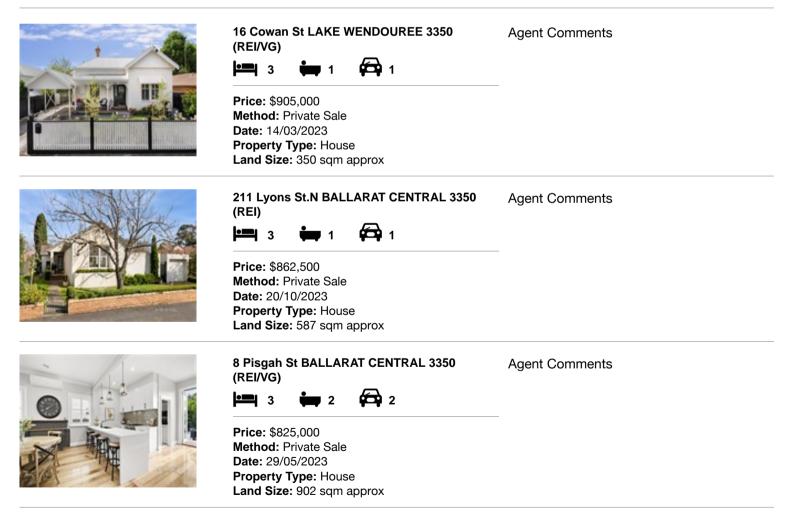






Property Type: House **Land Size:** 890 sqm approx Agent Comments Indicative Selling Price \$845,000 - \$895,000 Median House Price Year ending March 2024: \$605,000

Comparable Properties



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