

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

2 Duncan Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$845,000

&

\$895,000

Median sale price

Median price

\$605,000

Property Type

House

Suburb

Ballarat Central

Period - From

01/04/2023

to

31/03/2024

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 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	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 Pigsaw 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



3 1.5 2

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



16 Cowan St LAKE WENDOUREE 3350
(REI/VG)

Agent Comments

3 1 1

Price: \$905,000
Method: Private Sale
Date: 14/03/2023
Property Type: House
Land Size: 350 sqm approx



211 Lyons St.N BALLARAT CENTRAL 3350
(REI)

Agent Comments

3 1 1

Price: \$862,500
Method: Private Sale
Date: 20/10/2023
Property Type: House
Land Size: 587 sqm approx



8 Pisgah St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

3 2 2

Price: \$825,000
Method: Private Sale
Date: 29/05/2023
Property Type: House
Land Size: 902 sqm approx

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