

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

204 Ascot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$560,000 & \$570,000

Median sale price

Median price \$615,000 Property Type House Suburb Ballarat Central

Period - From 21/02/2023 to 20/02/2024 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	30 Ascot St.S BALLARAT CENTRAL 3350	\$577,000	11/10/2023
2	329 Drummond St.S BALLARAT CENTRAL 3350	\$575,000	19/12/2023
3	301 Raglan St.S BALLARAT CENTRAL 3350	\$565,000	28/10/2023

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:

21/02/2024 17:32

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3 1 2

Rooms: 4
Property Type: House (Res)
Land Size: 338 sqm approx
Agent Comments

Indicative Selling Price

\$560,000 - \$570,000

Median House Price

21/02/2023 - 20/02/2024: \$615,000

Comparable Properties



30 Ascot St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$577,000
Method: Private Sale
Date: 11/10/2023
Property Type: House
Land Size: 433 sqm approx



329 Drummond St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 1

Price: \$575,000
Method: Private Sale
Date: 19/12/2023
Property Type: House



301 Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 1

Price: \$565,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 407 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408