

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

211 DOVETON STREET SOUTH 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,250

Property type

Business

Suburb

Ballarat Central

Period-from

01 Mar 2023

to

29 Feb 2024

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

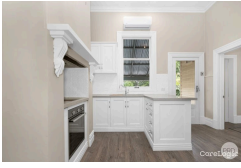
Date of sale

513 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350	\$790,000	11-Oct-22
424 LIGAR STREET SOLDIERS HILL VIC 3350	\$822,000	10-Feb-24
625 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350	\$822,500	21-Sep-22

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: 07 March 2024



**513 LYDIARD STREET NORTH
SOLDIERS HILL VIC 3350**

 4  2  1

Sold Price **\$790,000** Sold Date **11-Oct-22**

Distance **1.97km**



**424 LIGAR STREET SOLDIERS HILL
VIC 3350**

 3  2  1

Sold Price ^{RS} **\$822,000** Sold Date **10-Feb-24**

Distance **1.8km**



**625 ARMSTRONG STREET NORTH
SOLDIERS HILL VIC 3350**

 3  2  1

Sold Price **\$822,500** Sold Date **21-Sep-22**

Distance **2.31km**

RS = Recent sale

UN = Undisclosed Sale

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