

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

24 Anderson Street West, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$380,000

&

\$410,000

Median sale price

Median price

\$605,000

Property Type

House

Suburb

Ballarat Central

Period - From

01/01/2023

to

31/12/2023

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	407 Doveton St.N SOLDIERS HILL 3350	\$420,000	07/08/2023
2	215 Errard St.S BALLARAT CENTRAL 3350	\$410,000	14/03/2024
3	409 Windermere St BALLARAT CENTRAL 3350	\$380,000	12/02/2024

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:

26/03/2024 16:30



Property Type:
Agent Comments

Indicative Selling Price
\$380,000 - \$410,000
Median House Price
Year ending December 2023: \$605,000

Comparable Properties



407 Doveton St.N SOLDIERS HILL 3350 (REI) Agent Comments



Price: \$420,000
Method: Private Sale
Date: 07/08/2023
Property Type: House
Land Size: 324 sqm approx



215 Errard St.S BALLARAT CENTRAL 3350 (REI) Agent Comments



Price: \$410,000
Method: Private Sale
Date: 14/03/2024
Property Type: House (Res)
Land Size: 491 sqm approx



409 Windermere St BALLARAT CENTRAL 3350 (REI) Agent Comments



Price: \$380,000
Method: Private Sale
Date: 12/02/2024
Property Type: House
Land Size: 478 sqm approx

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