

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	2/410 Windermere St BALLARAT CENTRAL 3350	\$450,000	17/04/2024
2	5 Riverside PI BROWN HILL 3350	\$440,000	15/09/2023
3	11 Riverside PI BROWN HILL 3350	\$435,000	14/08/2023

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:

Leigh Hutchinson
5337 0036
0407 861 960
leigh@doepels.com.au

Indicative Selling Price
\$415,000 - \$435,000
Median Townhouse Price
03/07/2023 - 02/07/2024: \$420,000



Property Type:
Agent Comments

Comparable Properties



2/410 Windermere St BALLARAT CENTRAL 3350 (REI/VG) Agent Comments



Price: \$450,000
Method: Private Sale
Date: 17/04/2024
Property Type: Townhouse (Single)



5 Riverside Pl BROWN HILL 3350 (REI/VG) Agent Comments



Price: \$440,000
Method: Private Sale
Date: 15/09/2023
Property Type: Townhouse (Single)



11 Riverside Pl BROWN HILL 3350 (REI/VG) Agent Comments



Price: \$435,000
Method: Private Sale
Date: 14/08/2023
Property Type: Townhouse (Single)
Land Size: 189 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559