

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 510 Neill Street, Ballarat Central Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$545,000 & \$595,000

Median sale price

Median price \$637,500 Property Type House Suburb Ballarat Central

Period - From 12/06/2023 to 11/06/2024 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	26 Barkly St BAKERY HILL 3350	\$575,000	22/02/2024
2	28 Gregory St BLACK HILL 3350	\$560,000	09/02/2023
3	32 Hopetoun St BALLARAT EAST 3350	\$555,000	24/03/2023

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: 12/06/2024 11:07



3 2 2

Property Type: House
Land Size: 591 approx sqm approx
[Agent Comments](#)

Indicative Selling Price
\$545,000 - \$595,000
Median House Price
12/06/2023 - 11/06/2024: \$637,500

Comparable Properties



26 Barkly St BAKERY HILL 3350 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$575,000
Method: Private Sale
Date: 22/02/2024
Rooms: 7
Property Type: House (Res)
Land Size: 507 sqm approx



28 Gregory St BLACK HILL 3350 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$560,000
Method: Private Sale
Date: 09/02/2023
Property Type: House (Res)
Land Size: 594 sqm approx



32 Hopetoun St BALLARAT EAST 3350 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$555,000
Method: Private Sale
Date: 24/03/2023
Property Type: House (Res)
Land Size: 447 sqm approx

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