Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 701 South Street, Ballarat Central Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$1,250,000		&		\$1,375,000			
Median sale p	rice							
Median price	\$655,000	Pro	operty Type	Hous	se		Suburb	Ballarat Central
Period - From	01/10/2023	to	31/12/2023	5	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	217 Talbot St.S BALLARAT CENTRAL 3350	\$1,350,000	30/06/2023
2	1301a Dana St BALLARAT CENTRAL 3350	\$1,290,000	24/02/2023
3	19 Ascot St BALLARAT CENTRAL 3350	\$1,270,000	17/11/2022

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:

30/01/2024 16:29









Property Type: House Agent Comments

Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price December quarter 2023: \$655,000

Comparable Properties



217 Talbot St.S BALLARAT CENTRAL 3350 (REI)



Price: \$1,350,000 Method: Private Sale Date: 30/06/2023 Property Type: House

Agent Comments

Agent Comments



Price: \$1,290,000 Method: Private Sale Date: 24/02/2023 Property Type: House Land Size: 524 sqm approx

19 Ascot St BALLARAT CENTRAL 3350 (VG)

Agent Comments



Price: \$1,270,000 Method: Sale Date: 17/11/2022 Property Type: House (Res) Land Size: 506 sqm approx

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propertydata

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