

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

701 South Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$655,000 Property Type House Suburb Ballarat Central

Period - From 01/10/2023 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	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



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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)

Agent Comments

 4
  2
  2

Price: \$1,350,000

Method: Private Sale

Date: 30/06/2023

Property Type: House



1301a Dana St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

 4
  2
  2

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

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Price: \$1,270,000

Method: Sale

Date: 17/11/2022

Property Type: House (Res)

Land Size: 506 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300