

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

11a Ascot Street North, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$660,000

&

\$726,000

Median sale price

Median price

\$695,000

Property Type

House

Suburb

Ballarat Central

Period - From

01/04/2022

to

30/06/2022

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 eighteen 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	9a Ripon St.N BALLARAT CENTRAL 3350	\$692,000	27/09/2021
2	1159a Eyre St NEWINGTON 3350	\$675,000	07/02/2022
3			

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 eighteen months.~~

This Statement of Information was prepared on:

31/08/2022 13:23

11a Ascot Street North, Ballarat Central Vic 3350



Rob Cunningham

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Indicative Selling Price

\$660,000 - \$726,000

Median House Price

June quarter 2022: \$695,000



Property Type:

Agent Comments

Comparable Properties



9a Ripon St. N BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$692,000

Method: Private Sale

Date: 27/09/2021

Property Type: Townhouse (Res)

1159a Eyre St NEWINGTON 3350 (VG)

Agent Comments



Price: \$675,000

Method: Sale

Date: 07/02/2022

Property Type: House (Res)

Land Size: 262 sqm approx

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 eighteen months.

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



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