

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 102 Mill 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 \$1,250,000 & \$1,375,000

Median sale price

Median price \$570,000 Property Type House Suburb Ballarat Central

Period - From 26/11/2023 to 25/11/2024 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	810 Dana St BALLARAT CENTRAL 3350	\$1,300,000	29/04/2024
2	1205 Mair St BALLARAT CENTRAL 3350	\$1,395,000	20/09/2023
3	30 Victoria Av LAKE WENDOUREE 3350	\$1,300,000	31/08/2023

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: 26/11/2024 20:44



 3
  2
  2

Property Type: House
Land Size: 474 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,375,000
Median House Price
 26/11/2023 - 25/11/2024: \$570,000

Comparable Properties

810 Dana St BALLARAT CENTRAL 3350 (VG)

Agent Comments

 4
  -
  -

Price: \$1,300,000
Method: Sale
Date: 29/04/2024
Property Type: House (Res)
Land Size: 913 sqm approx



1205 Mair St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

 3
  2
  3

Price: \$1,395,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 520 sqm approx

30 Victoria Av LAKE WENDOUREE 3350 (VG)

Agent Comments

 3
  -
  -

Price: \$1,300,000
Method: Sale
Date: 31/08/2023
Property Type: House (Res)
Land Size: 619 sqm approx

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