

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	6c Pispah St BALLARAT CENTRAL 3350	\$475,000	23/09/2024
2	6/6 Brophy St BROWN HILL 3350	\$505,000	13/06/2024
3	5a Adair St REDAN 3350	\$488,000	09/08/2023

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:



3 2 2

Property Type: Townhouse (Single)
Land Size: 270 sqm approx
Agent Comments

Indicative Selling Price
\$475,000 - \$515,000
Median Unit Price
Year ending September 2024: \$389,000

Comparable Properties



6c Pisgah St BALLARAT CENTRAL 3350 (REI) **Agent Comments**

3 2 2

Price: \$475,000
Method: Private Sale
Date: 23/09/2024
Property Type: Townhouse (Res)



6/6 Brophy St BROWN HILL 3350 (REI) **Agent Comments**

3 2 2

Price: \$505,000
Method: Private Sale
Date: 13/06/2024
Property Type: Townhouse (Single)



5a Adair St REDAN 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$488,000
Method: Private Sale
Date: 09/08/2023
Property Type: Townhouse (Single)
Land Size: 347 sqm approx

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