

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 and
postcode

4/901 GREGORY STREET BALLARAT CENTRAL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$220,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,500

Property type

Unit

Suburb

Ballarat Central

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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

2/12 LILLEY STREET BALLARAT NORTH VIC 3350	\$270,000	08-Dec-21
2/1005 GREVILLEA ROAD WENDOUREE VIC 3355	\$245,000	19-May-22
3/4 MARIE CRESCENT WENDOUREE VIC 3355	\$260,000	08-Apr-22

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: 14th October 2022



**2/12 LILLEY STREET BALLARAT
NORTH VIC 3350**

 1  1  1

Sold Price

\$270,000

Sold Date

08-Dec-21

Distance

0.59km



**2/1005 GREVILLEA ROAD
WENDOUREE VIC 3355**

 1  1  1

Sold Price

\$245,000

Sold Date

19-May-22

Distance

1.97km



**3/4 MARIE CRESCENT
WENDOUREE VIC 3355**

 1  1  1

Sold Price

\$260,000

Sold Date

08-Apr-22

Distance

2.15km

RS = Recent sale

UN = Undisclosed Sale

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