

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23a Webster Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$390,000

&

\$410,000

Median sale price

Median price \$465,000

Property Type Unit

Suburb Ballarat Central

Period - From 13/06/2022

to

12/06/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	19a Webster St BALLARAT CENTRAL 3350	\$401,000	07/08/2021
2	5/18 Webster St BALLARAT CENTRAL 3350	\$400,000	08/04/2022
3	4/18 Webster St BALLARAT CENTRAL 3350	\$387,000	30/06/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/06/2023 10:20



1 1 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$390,000 - \$410,000

Median Unit Price
13/06/2022 - 12/06/2023: \$465,000

Comparable Properties



19a Webster St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

1 1 1

Price: \$401,000
Method: Private Sale
Date: 07/08/2021
Property Type: Apartment



5/18 Webster St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

1 1 1

Price: \$400,000
Method: Private Sale
Date: 08/04/2022
Rooms: 3
Property Type: Apartment



4/18 Webster St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

1 1 1

Price: \$387,000
Method: Private Sale
Date: 30/06/2022
Property Type: Unit