

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

21 Fawkner Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$390,000 & \$425,000

Median sale price

Median price \$615,000 Property Type House Suburb Ballarat Central

Period - From 19/02/2023 to 18/02/2024 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	14 Urquhart St BALLARAT CENTRAL 3350	\$393,000	15/02/2024
2	409 Windermere St BALLARAT CENTRAL 3350	\$380,000	12/02/2024
3	430 Raglan St.S BALLARAT CENTRAL 3350	\$375,000	04/05/2023

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:

19/02/2024 12:02

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Indicative Selling Price

\$390,000 - \$425,000

Median House Price

19/02/2023 - 18/02/2024: \$615,000



3 1 2

Property Type: House

Land Size: 359 sqm approx

Agent Comments

Comparable Properties



14 Urquhart St BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 1 1

Price: \$393,000

Method: Private Sale

Date: 15/02/2024

Property Type: House



409 Windermere St BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 1

Price: \$380,000

Method: Private Sale

Date: 12/02/2024

Property Type: House

Land Size: 478 sqm approx



430 Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 1 2

Price: \$375,000

Method: Private Sale

Date: 04/05/2023

Property Type: House (Res)

Land Size: 527 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408