

# 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

3/901 Gregory Street, Ballarat Central Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$185,000 & \$195,000

### Median sale price

Median price \$286,500 Property Type Unit Suburb Ballarat Central

Period - From 01/04/2020 to 31/03/2021 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	603 Creswick Rd WENDOUREE 3355	\$260,000	22/09/2020
2	3/1110 Gregory St LAKE WENDOUREE 3350	\$240,000	03/09/2020
3	2/901 Gregory St BALLARAT CENTRAL 3350	\$150,000	25/06/2020

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:

02/06/2021 11:39



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**Rooms:** 2  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$185,000 - \$195,000  
**Median Unit Price**  
Year ending March 2021: \$286,500

## Comparable Properties



**603 Creswick Rd WENDOUREE 3355 (VG)**

**Agent Comments**

1   -   -

**Price:** \$260,000  
**Method:** Sale  
**Date:** 22/09/2020  
**Property Type:** House (Res)  
**Land Size:** 157 sqm approx



**3/1110 Gregory St LAKE WENDOUREE 3350 (REI/VG)**

**Agent Comments**

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**Price:** \$240,000  
**Method:** Sale by Tender  
**Date:** 03/09/2020  
**Property Type:** Apartment



**2/901 Gregory St BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$150,000  
**Method:** Private Sale  
**Date:** 25/06/2020  
**Property Type:** House  
**Land Size:** 49 sqm approx