Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3/901 Gregory Street, Ballarat Central Vic 3350

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$185,000		&		\$195,000			
Median sale p	rice							
Median price	\$286,500	Pro	operty Type	Unit			Suburb	Ballarat Central
Period - From	01/04/2020	to	31/03/2021		So	urce	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.

Ad	dress 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









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)



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 Agent Comments (REI/VG)



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



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



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

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments