

# 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

313 Pleasant Street South, 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 \$595,000

&

\$625,000

### Median sale price

Median price \$575,000

Property Type House

Suburb Ballarat Central

Period - From 14/10/2023

to

13/10/2024

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	7 Talbot St.S BALLARAT CENTRAL 3350	\$600,000	16/09/2024
2	328 Drummond St.S BALLARAT CENTRAL 3350	\$615,000	20/11/2023
3	303 Windermere St BALLARAT CENTRAL 3350	\$607,500	07/06/2023

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:

14/10/2024 09:13

313 Pleasant Street South, Ballarat Central Vic 3350

FLETCHERS

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3 1 3

Rooms: 6  
Property Type: House  
Land Size: 680 sqm approx  
Agent Comments

Indicative Selling Price  
\$595,000 - \$625,000  
Median House Price  
14/10/2023 - 13/10/2024: \$575,000

## Comparable Properties

7 Talbot St.S BALLARAT CENTRAL 3350 (REI) Agent Comments

3 1 -

Price: \$600,000  
Method: Private Sale  
Date: 16/09/2024  
Property Type: House (Res)



328 Drummond St.S BALLARAT CENTRAL 3350 (REI/VG) Agent Comments

3 1 2

Price: \$615,000  
Method: Private Sale  
Date: 20/11/2023  
Property Type: House  
Land Size: 415 sqm approx



303 Windermere St BALLARAT CENTRAL 3350 (REI/VG) Agent Comments

3 1 1

Price: \$607,500  
Method: Private Sale  
Date: 07/06/2023  
Property Type: House  
Land Size: 506 sqm approx

Account - Fletchers | P: 03 5333 4797



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