

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

1 Hill Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$580,000 & \$590,000

Median sale price

Median price \$611,250 Property Type House Suburb Ballarat Central

Period - From 08/04/2023 to 07/04/2024 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	328 Drummond St BALLARAT CENTRAL 3350	\$615,000	19/11/2023
2	305 Ripon St.S BALLARAT CENTRAL 3350	\$585,000	21/11/2023
3	329 Drummond St.S BALLARAT CENTRAL 3350	\$575,000	19/12/2023

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:

08/04/2024 11:17



3 1 2

Property Type: House

Land Size: 695 sqm approx

Agent Comments

Comparable Properties

328 Drummond St BALLARAT CENTRAL 3350 (VG) **Agent Comments**

3 - -

Price: \$615,000

Method: Sale

Date: 19/11/2023

Property Type: House (Res)

Land Size: 441 sqm approx



305 Ripon St.S BALLARAT CENTRAL 3350 (REI) **Agent Comments**

3 1 2

Price: \$585,000

Method: Private Sale

Date: 21/11/2023

Property Type: House



329 Drummond St.S BALLARAT CENTRAL 3350 (REI) **Agent Comments**

3 1 1

Price: \$575,000

Method: Private Sale

Date: 19/12/2023

Property Type: House