

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 and
postcode

10 Fawkner Street Ballarat Central VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$355,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

House

Suburb

Ballarat Central

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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

303 Skipton Street Ballarat Central VIC 3350	\$350,000	06-Oct-20
403 Dawson Street South Ballarat Central VIC 3350	\$310,000	13-Oct-20
103 La Trobe Street Redan VIC 3350	\$336,000	04-Feb-21

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: 16 February 2021



303 Skipton Street Ballarat Central VIC 3350

3 1 2

Sold Price

\$350,000

Sold Date **06-Oct-20**

Distance **0.18km**



403 Dawson Street South Ballarat Central VIC 3350

3 1 1

Sold Price

\$310,000

Sold Date **13-Oct-20**

Distance **0.26km**



103 La Trobe Street Redan VIC 3350

3 1 2

Sold Price

^{RS} **\$336,000**

Sold Date **04-Feb-21**

Distance **0.57km**



112 Gladstone Street Mount Pleasant VIC 3350

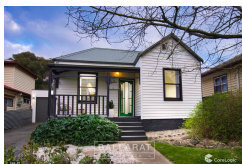
3 1 1

Sold Price

\$335,000

Sold Date **05-Oct-20**

Distance **0.57km**



811 Humffray Street South Mount Pleasant VIC 3350

3 1 1

Sold Price

\$390,000

Sold Date **08-Sep-20**

Distance **0.34km**



712 Bond Street Mount Pleasant VIC 3350

3 1 1

Sold Price

\$385,000

Sold Date **08-Oct-20**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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823 Bond Street Mount Pleasant VIC 3350

 3
  2
  2

Sold Price

\$371,350

Sold Date **18-Aug-20**

Distance

0.5km


14 Urquhart Street Ballarat Central VIC 3350

 2
  1
  1

Sold Price

^{RS} **\$375,000**

Sold Date **02-Feb-21**

Distance

0.56km


1/302 Errard Street South Ballarat Central VIC 3350

 2
  1
  1

Sold Price

\$330,000

Sold Date **10-Sep-20**

Distance

0.63km


206 Gladstone Street Mount Pleasant VIC 3350

 3
  1
  2

Sold Price

\$370,000

Sold Date **20-Nov-20**

Distance

0.68km


802 Tress Street Mount Pleasant VIC 3350

 3
  1
  2

Sold Price

\$350,000

Sold Date **23-Aug-20**

Distance

0.75km
RS = Recent sale

UN = Undisclosed Sale

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