

# 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

604 Urquhart Street, Ballarat Central Vic 3350

### Indicative selling price

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

Range between

\$350,000

&

\$360,000

### Median sale price

Median price

\$615,000

Property Type

House

Suburb

Ballarat Central

Period - From

18/04/2023

to

17/04/2024

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	14 Urquhart St BALLARAT CENTRAL 3350	\$393,000	15/02/2024
2	430 Raglan St.S BALLARAT CENTRAL 3350	\$375,000	04/05/2023
3	21 Fawkner St BALLARAT CENTRAL 3350	\$370,000	24/02/2024

**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:

18/04/2024 10:32



 2  1  1

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$350,000 - \$360,000

**Median House Price**

18/04/2023 - 17/04/2024: \$615,000

## Comparable Properties



**14 Urquhart St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$393,000

**Method:** Private Sale

**Date:** 15/02/2024

**Property Type:** House

**Land Size:** 211 sqm approx



**430 Raglan St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

 2  1  2

**Price:** \$375,000

**Method:** Private Sale

**Date:** 04/05/2023

**Property Type:** House (Res)

**Land Size:** 527 sqm approx



**21 Fawkner St BALLARAT CENTRAL 3350 (REI)**

Agent Comments

 3  1  2

**Price:** \$370,000

**Method:** Private Sale

**Date:** 24/02/2024

**Property Type:** House

**Land Size:** 359 sqm approx