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

125 Raglan Street South, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$562,500	Pro	Property Type Hous		se		Suburb	Ballarat Central	
Period - From	01/10/2023	to	30/09/2024		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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	202 Lyons St.S BALLARAT CENTRAL 3350	\$1,100,000	30/09/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

22/11/2024 14:52









Property Type: House **Land Size:** 292 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending September 2024: \$562,500

Agent Comments

Comparable Properties



202 Lyons St.S BALLARAT CENTRAL 3350 (REI)

4 🙀 2 🏟 6

Price: \$1,100,000 Method: Private Sale Date: 30/09/2024 Property Type: House Land Size: 430 sqm approx

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 eighteen months.

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