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.

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



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