

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

2/103 Ascot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$400,000

&

\$420,000

Median sale price

Median price

\$697,500

Property Type

Unit

Suburb

Ballarat Central

Period - From

01/07/2022

to

30/06/2023

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.

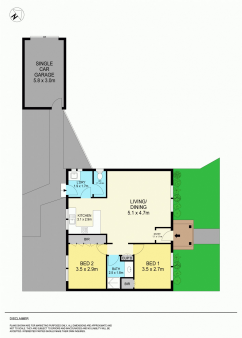
	Address of comparable property	Price	Date of sale
1	1/4 Pleasant St.S NEWINGTON 3350	\$450,000	09/05/2023
2	10 Burnbank CI LAKE WENDOUREE 3350	\$412,500	04/03/2023
3	4/103 Ascot St.S BALLARAT CENTRAL 3350	\$400,000	26/06/2023

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:

16/08/2023 09:10



2 1 1

Rooms: 4
Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$400,000 - \$420,000
Median Unit Price
 Year ending June 2023: \$697,500

Comparable Properties



1/4 Pleasant St.S NEWINGTON 3350 (REI/VG) Agent Comments

2 1 1

Price: \$450,000
Method: Private Sale
Date: 09/05/2023
Property Type: Unit
Land Size: 272 sqm approx



10 Burnbank CI LAKE WENDOUREE 3350 (REI/VG) Agent Comments

2 1 1

Price: \$412,500
Method: Private Sale
Date: 04/03/2023
Property Type: Unit



4/103 Ascot St.S BALLARAT CENTRAL 3350 (REI) Agent Comments

2 1 1

Price: \$400,000
Method: Private Sale
Date: 26/06/2023
Rooms: 5
Property Type: Unit