

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

1/18 Kent Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$430,000

&

\$450,000

Median sale price

Median price

\$475,000

Property Type

Unit

Suburb

Ballarat Central

Period - From

24/05/2022

to

23/05/2023

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	1/205 Ripon St.S BALLARAT CENTRAL 3350	\$420,000	20/04/2022
2	3/1110 Dana St BALLARAT CENTRAL 3350	\$410,000	07/12/2022
3	3/1131 Eyre St NEWINGTON 3350	\$408,000	05/05/2023

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:

24/05/2023 21:12

1/18 Kent Street, Ballarat Central Vic 3350



Scott Petrie

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Indicative Selling Price

\$430,000 - \$450,000

Median Unit Price

24/05/2022 - 23/05/2023: \$475,000



2 1 1

Property Type: House

Agent Comments

Comparable Properties



1/205 Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 1 1

Price: \$420,000

Method: Private Sale

Date: 20/04/2022

Property Type: Unit



3/1110 Dana St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000

Method: Private Sale

Date: 07/12/2022

Property Type: Unit



3/1131 Eyre St NEWINGTON 3350 (REI)

Agent Comments

2 1 1

Price: \$408,000

Method: Private Sale

Date: 05/05/2023

Property Type: Townhouse (Single)

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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