

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 and
postcode

2 BAIRD STREET BALLARAT CENTRAL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$449,990

&

\$479,990

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,250

Property type

House

Suburb

Ballarat Central

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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

405 EYRE STREET BALLARAT CENTRAL VIC 3350	\$485,000	19-Dec-22
222 RAGLAN STREET SOUTH BALLARAT CENTRAL VIC 3350	\$480,000	22-Feb-24
413 TALBOT STREET SOUTH BALLARAT CENTRAL VIC 3350	\$480,000	04-Oct-23

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: 11 June 2024



**405 EYRE STREET BALLARAT
CENTRAL VIC 3350**

 2  2  1

Sold Price

\$485,000

Sold Date

19-Dec-22

Distance

1.78km



**222 RAGLAN STREET SOUTH
BALLARAT CENTRAL VIC 3350**

 3  1  1

Sold Price

\$480,000

Sold Date

22-Feb-24

Distance

1.87km



**413 TALBOT STREET SOUTH
BALLARAT CENTRAL VIC 3350**

 4  1  2

Sold Price

Sold Date

04-Oct-23

Distance

2.41km

RS = Recent sale

UN = Undisclosed Sale

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