

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

210 Dawson Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$620,000

&

\$650,000

Median sale price

Median price

\$715,000

Property Type

House

Suburb

Ballarat Central

Period - From

01/04/2021

to

30/06/2021

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 | 226 Dawson St.S BALLARAT CENTRAL 3350 | \$761,000 | 15/04/2021 |
| 2 | 313 Raglan St.S BALLARAT CENTRAL 3350 | \$650,000 | 18/06/2021 |
| 3 | 13 Windermere St BALLARAT CENTRAL 3350 | \$675,000 | 17/06/2021 |

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:

22/07/2021 13:01

210 Dawson Street South, Ballarat Central Vic 3350

buxton

Lisa Eden-Horvat
5331 4544

0400 533 667

lhorvat@buxton.com.au

Indicative Selling Price

\$620,000 - \$650,000

Median House Price

June quarter 2021: \$715,000



3 1 4

Rooms: 4

Property Type: House

Land Size: 506 sqm approx

Agent Comments

Comparable Properties



226 Dawson St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 1 3

Price: \$761,000

Method: Private Sale

Date: 15/04/2021

Property Type: House

Land Size: 852 sqm approx



313 Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 1

Price: \$650,000

Method: Private Sale

Date: 18/06/2021

Property Type: House (Res)



13 Windermere St BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 2

Price: \$675,000

Method: Private Sale

Date: 17/06/2021

Property Type: House

Account - Buxton Ballarat | P: 03 5331 4544