

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

901 South Street Ballarat Central VIC 3350
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Indicative selling price

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

Single price

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 or range between

\$495,000

 &

\$540,000

Median sale price

Median price

\$750,000

 Property type

House

 Suburb

Ballarat Central

Period - From

01.07.2021

 to

30.06.2022

 Source

Corelogic

Comparable property sales

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
411A Pleasant Street South Ballarat Central VIC 3350	\$520,000	10.06.2022
514 Ascot Street South Redan VIC 3350	\$515,000	07.03.2022
408 South Street Ballarat Central VIC 3350	\$550,000	23.06.2022

This Statement of Information was prepared on:

09.08.2022
