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	313 Pleasant Street, Ballarat Central Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$545,000	&	\$565,000
Range between	\$545,000	&	\$565,000

Median sale price

Median price \$590,000	Pro	operty Type Ho	use	9	Suburb	Ballarat Central
Period - From 01/10/2024	to	31/12/2024	Sou	urce	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

Address of comparable property		Price	Date of sale
1	2 Ripon St.S BALLARAT CENTRAL 3350	\$565,000	16/12/2024
2	819 Darling St REDAN 3350	\$605,000	23/10/2024
3	18 Queen Victoria St NEWINGTON 3350	\$585,000	15/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	06/02/2025 10:53
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Property Type: House Land Size: 680 sqm approx

Agent Comments

Indicative Selling Price \$545,000 - \$565,000 **Median House Price** December quarter 2024: \$590,000

Comparable Properties



2 Ripon St.S BALLARAT CENTRAL 3350 (REI)







Price: \$565,000 Method: Private Sale Date: 16/12/2024 **Property Type:** House **Agent Comments**



819 Darling St REDAN 3350 (REI)





Price: \$605,000 Method: Private Sale

Date: 23/10/2024 Property Type: House (Res) Land Size: 585 sqm approx **Agent Comments**



18 Queen Victoria St NEWINGTON 3350 (REI/VG)

Price: \$585,000 Method: Private Sale Date: 15/02/2024 Property Type: House Land Size: 524 sqm approx



Agent Comments

Account - Fletchers | P: 03 5333 4797





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