

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

Median sale price

Median price \$590,000 Property Type House Suburb Ballarat Central

Period - From 01/10/2024 to 31/12/2024 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	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 comparable properties 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)

Agent Comments

3 1 1

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



819 Darling St REDAN 3350 (REI)

Agent Comments

3 2 2

Price: \$605,000
Method: Private Sale
Date: 23/10/2024
Property Type: House (Res)
Land Size: 585 sqm approx



18 Queen Victoria St NEWINGTON 3350 (REI/VG)

Agent Comments

3 1 1

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

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