

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

411A PLEASANT STREET SOUTH 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

\$519,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Ballarat Central

Period-from

01 Apr 2021

to

31 Mar 2022

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

12 INKERMAN STREET NEWINGTON VIC 3350	\$520,000	18-May-21
506 WINDERMERE STREET REDAN VIC 3350	\$520,000	19-May-21
323 RAGLAN STREET SOUTH BALLARAT CENTRAL VIC 3350	\$525,000	09-Mar-22

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: 19 April 2022

McGrath

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12 INKERMANN STREET NEWINGTON VIC 3350

3 1 2

Sold Price

\$520,000

Sold Date

18-May-21

Distance

0.45km



506 WINDERMERE STREET REDAN VIC 3350

2 1 9

Sold Price

Sold Date

19-May-21

Distance

0.57km



323 RAGLAN STREET SOUTH BALLARAT CENTRAL VIC 3350

3 1 1

Sold Price

^{RS} **\$525,000**

Sold Date

09-Mar-22

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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