

# 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 317 Doveton Street South Ballarat Central VIC 3350

### Indicative selling price

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

Single price \$520,000

or range between \$

&

\$

### Median sale price

Median price \$740,000

Property type House

Suburb Ballarat Central

Period - From 01.08.2021

to

31.07.2022

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
226 Raglan Street South Ballarat Central VIC 3350	\$585,000	05.03.2022
202A Lyons Street South Ballarat Central VIC 3350	\$578,000	08.07.2022
202 Gladstone Street Mount Pleasant VIC 3350	\$575,000	07.06.2022

This Statement of Information was prepared on: 03.11.2022