Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	204 Ascot Street South, 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 \$430,000	&	\$440,000
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Median sale price

Median price	\$605,000	Pro	perty Type	House		Suburb	Ballarat Central
Period - From	01/04/2023	to	31/03/2024		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

	Address of comparable property		Date of Sale
1	15 Surrey St BALLARAT CENTRAL 3350	\$465,000	29/05/2023
2	711 South St BALLARAT CENTRAL 3350	\$462,000	12/03/2024
3	516 Drummond St.S REDAN 3350	\$400,000	12/05/2023

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:	23/04/2024 09:56



Date of sale



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Indicative Selling Price Median House Price

\$430,000 - \$440,000

Year ending March 2024: \$605,000



Property Type: House Land Size: 338 sqm approx **Agent Comments**

Comparable Properties



15 Surrey St BALLARAT CENTRAL 3350

(REI/VG)

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Price: \$465,000 Method: Private Sale Date: 29/05/2023 Property Type: House Land Size: 548 sqm approx **Agent Comments**



711 South St BALLARAT CENTRAL 3350 (REI) Agent Comments

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Price: \$462,000 Method: Private Sale Date: 12/03/2024 Property Type: House Land Size: 335 sqm approx





Price: \$400,000 Method: Private Sale Date: 12/05/2023 Property Type: House Agent Comments



Account - Ballarat Property Agents | P: 03 5324 2408



