

# 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

204 Ascot Street South, Ballarat Central Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$430,000 & \$440,000

### Median sale price

Median price \$605,000 Property 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	Price	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

Year ending March 2024: \$605,000



### Agent Comments



 2     1     2

**Land Size:** 548 sqm approx



 3       1       2

**Land Size:** 335 sqm approx



 2     1     1

**Property Type:** House