

## 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

301/11 DAVEY STREET 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) (\*Delete single price or range as applicable)

Single Price

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$412,500

Property type

Unit

Suburb

Ballarat Central

Period-from

01 Apr 2022

to

31 Mar 2023

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

|                                                      |           |           |
|------------------------------------------------------|-----------|-----------|
| 2/9A PLEASANT STREET SOUTH BALLARAT CENTRAL VIC 3350 | \$550,000 | 13-Nov-21 |
| 800B DOVETON STREET NORTH SOLDIERS HILL VIC 3350     | \$563,000 | 12-Nov-22 |
| 53 PEEL STREET SOUTH GOLDEN POINT VIC 3350           | \$580,000 | 22-Oct-21 |

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: 14 April 2023


**2/9A PLEASANT STREET SOUTH  
BALLARAT CENTRAL VIC 3350**
 2    1    1

Sold Price

**\$550,000**

Sold Date

**13-Nov-21**

Distance

**1.27km**

**800B DOVETON STREET NORTH  
SOLDIERS HILL VIC 3350**
 2    1    1

Sold Price

**\$563,000**

Sold Date

**12-Nov-22**

Distance

**1.53km**

**53 PEEL STREET SOUTH GOLDEN  
POINT VIC 3350**
 2    1    1

Sold Price

**\$580,000**

Sold Date

**22-Oct-21**

Distance

**1.33km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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