

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

2/223 Ascot 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,500

Property type

Unit

Suburb

Ballarat Central

Period-from

01 Dec 2020

to

30 Nov 2021

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

1/713A Darling Street Redan VIC 3350

\$425,000

23-Aug-21

2/513 Windermere Street Redan VIC 3350

\$376,000

09-Jul-21

1/711 Ripon Street South Redan VIC 3350

\$355,000

14-Jul-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: 13 December 2021



1/713A Darling Street Redan VIC 3350

2 2 1

Sold Price **\$425,000** Sold Date **23-Aug-21**

Distance **1.3km**



2/513 Windermere Street Redan VIC 3350

2 1 1

Sold Price **\$376,000** Sold Date **09-Jul-21**

Distance **0.68km**



1/711 Ripon Street South Redan VIC 3350

2 1 1

Sold Price **\$355,000** Sold Date **14-Jul-21**

Distance **1.18km**



3/707 Humffray Street South Mount Pleasant VIC 3350

3 1 1

Sold Price **\$385,000** Sold Date **22-Aug-21**

Distance **1.27km**



2/205 Ripon Street South Ballarat Central VIC 3350

2 1 1

Sold Price **\$390,000** Sold Date **13-Jul-21**

Distance **0.28km**



1/422 Ascot Street South Ballarat Central VIC 3350

2 1 1

Sold Price **\$345,000** Sold Date **21-Jul-21**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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**805 Cosmopolitan Place Ballarat
Central VIC 3350**

2 1 1

Sold Price **\$437,000** Sold Date **04-Aug-21**

Distance **0.24km**



**8 Newhaven Close Mount Pleasant
VIC 3350**

2 1 1

Sold Price **\$385,000** Sold Date **09-Jun-21**

Distance **1.82km**



**1/112A Yarrowee Parade Redan VIC
3350**

3 1 1

Sold Price **\$395,000** Sold Date **25-Aug-21**

Distance **1.29km**



**2/208 Talbot Street South Ballarat
Central VIC 3350**

2 1 1

Sold Price Sold Date **28-Jun-21**

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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