

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 107 Sebastopol Street 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

House

Suburb

Ballarat Central

Period-from

01 Sep 2020

to

31 Aug 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

303A Skipton Street Ballarat Central VIC 3350

\$490,000

18-Jun-21

115 Skipton Street Ballarat Central VIC 3350

\$450,000

21-May-21

706 Humffray Street South Mount Pleasant VIC 3350

\$450,000

01-Jun-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 15 September 2021

consumer.vic.gov.au





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**303A Skipton Street Ballarat Central VIC 3350**

3 1 1

Sold Price **\$490,000** Sold Date **18-Jun-21**Distance **0.13km****115 Skipton Street Ballarat Central VIC 3350**

3 1 8

Sold Price **\$450,000** Sold Date **21-May-21**Distance **0.35km****706 Humffray Street South Mount Pleasant VIC 3350**

3 1 2

Sold Price Sold Date **01-Jun-21**Distance **0.38km****601 Drummond Street South Redan VIC 3350**

2 1 1

Sold Price **\$460,000** Sold Date **08-May-21**Distance **0.47km****234 Raglan Street South Ballarat Central VIC 3350**

2 2 1

Sold Price **\$461,000** Sold Date **19-Mar-21**Distance **0.58km****213 Lyons Street South Ballarat Central VIC 3350**

3 1 2

Sold Price **\$460,000** Sold Date **29-Apr-21**Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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306 Darling Street Redan VIC 3350 Sold Price **\$485,000** Sold Date **01-Apr-21**

3 1 1

Distance **0.76km**



608 Ascot Street South Redan VIC 3350 Sold Price **\$447,750** Sold Date **07-May-21**

3 1 1

Distance **0.8km**

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