

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 1318 Sturt 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 \$950,000 & \$1,040,000

Median sale price

Median price \$642,375 Property type House Suburb Ballarat Central

Period - From 01-12-2020 to 30-11-2021 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
14 Nightingale Street Newington VIC 3350	\$950,000	28-09-2021
8 Mill Street Ballarat Central VIC 3350	\$940,000	09-05-2021
207 Lyons Street North Ballarat Central VIC 3350	\$940,000	30-06-2021

***Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing media sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents ACT 1980*.

This Statement of Information was prepared on: 03-12-2021