

# 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

405 Eyre Street, Ballarat Central Vic 3350

### Indicative selling price

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

Range between \$495,000 & \$535,000

### Median sale price

Median price \$737,500 Property Type House Suburb Ballarat Central

Period - From 01/10/2021 to 30/09/2022 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	226 Raglan St.S BALLARAT CENTRAL 3350	\$585,000	05/03/2022
2	217 Errard St BALLARAT CENTRAL 3350	\$497,000	31/01/2022
3	508 Eyre St BALLARAT CENTRAL 3350	\$445,000	26/04/2022

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:

06/12/2022 15:06



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**Rooms:** 4  
**Property Type:** House  
**Land Size:** 417sqm sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$495,000 - \$535,000  
**Median House Price**  
Year ending September 2022: \$737,500

## Comparable Properties

**226 Raglan St.S BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**

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**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 05/03/2022  
**Property Type:** House (Res)  
**Land Size:** 547 sqm approx

**217 Errard St BALLARAT CENTRAL 3350 (VG)**

**Agent Comments**

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**Price:** \$497,000  
**Method:** Sale  
**Date:** 31/01/2022  
**Property Type:** House (Res)  
**Land Size:** 537 sqm approx



**508 Eyre St BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**

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**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 26/04/2022  
**Property Type:** House (Res)  
**Land Size:** 242 sqm approx