

# 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

### Indicative selling price

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

Single price

### Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

### 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 eighteen 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 | 2/6 Church St BALLARAT CENTRAL 3350 | \$682,000 | 07/11/2024   |
| 2 | 73 Victoria St BALLARAT EAST 3350   | \$670,000 | 06/05/2024   |
| 3 |                                     |           |              |

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 eighteen months.

This Statement of Information was prepared on:



 3    2    1

**Property Type:** House - Terrace  
**Land Size:** 270 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$680,000  
**Median House Price**  
Year ending December 2024: \$455,000

## Comparable Properties



**2/6 Church St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

 3    2    1

**Price:** \$682,000  
**Method:** Private Sale  
**Date:** 07/11/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 468 sqm approx

**73 Victoria St BALLARAT EAST 3350 (VG)**

Agent Comments

 3    -    -

**Price:** \$670,000  
**Method:** Sale  
**Date:** 06/05/2024  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 177 sqm approx

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 eighteen months.

**Account - Doepel Lilley & Taylor Ballarat** | P: 03 5331 2000 | F: 03 5332 1559