

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

24 Talbot 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

\$895,000

&

\$965,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Ballarat Central

Period-from

01 Oct 2020

to

30 Sep 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

120 Ripon Street South Ballarat Central VIC 3350	\$838,500	28-Apr-21
19 Raglan Street South Ballarat Central VIC 3350	\$845,000	22-Feb-21
29 Nightingale Street Newington VIC 3350	\$917,000	16-Sep-20

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.

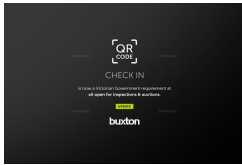
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McGrath

Alysha Croxford

M 03 5332 9226

E alyshacroxford@mcgrath.com.au



120 Ripon Street South Ballarat Central VIC 3350

3 2 2

Sold Price

\$838,500

Sold Date

28-Apr-21

Distance

0.27km



19 Raglan Street South Ballarat Central VIC 3350

3 2 -

Sold Price

\$845,000

Sold Date

22-Feb-21

Distance

0.73km



29 Nightingale Street Newington VIC 3350

4 2 2

Sold Price

\$917,000

Sold Date

16-Sep-20

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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