

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

801 Urquhart Street, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$485,000

&

\$525,000

Median sale price

Median price

\$561,000

Property Type

House

Suburb

Ballarat Central

Period - From

01/01/2021

to

31/03/2021

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	313 Talbot St.S BALLARAT CENTRAL 3350	\$541,000	17/03/2021
2	806 Urquhart St BALLARAT CENTRAL 3350	\$530,000	27/08/2020
3	1 Peake St GOLDEN POINT 3350	\$485,000	17/03/2021

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:

27/04/2021 11:47

801 Urquhart Street, Ballarat Central Vic 3350



Lisa Eden-Horvat
03 5330 0500
0400 533 667

lisae@ballaratpropertygroup.com.au

Indicative Selling Price

\$485,000 - \$525,000

Median House Price

March quarter 2021: \$561,000



Property Type: House (Previously Occupied - Detached)

Land Size: 380 sqm approx

Agent Comments

Comparable Properties



313 Talbot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$541,000

Method: Private Sale

Date: 17/03/2021

Property Type: House

Land Size: 519 sqm approx



806 Urquhart St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 27/08/2020

Property Type: House

Land Size: 417 sqm approx

1 Peake St GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 17/03/2021

Property Type: House (Res)

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.