

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

2 Ascot Street South Ballarat Central VIC 3350
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

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 or range between

\$700,000

 &

\$750,000

Median sale price

Median price

\$695,561

 Property type

House

 Suburb

Ballarat Central

Period - From

01-01-2021

 to

31-12-2021

 Source

Corelogic

Comparable property sales

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
305 Armstrong Street North Soldiers Hill VIC 3350	\$695,000	17-11-2021
47 Inkerman Street Newington VIC 3350	\$725,000	12-11-2021
808 Armstrong Street North Soldiers Hill VIC 3350	\$735,000	01-12-2021

This Statement of Information was prepared on:

25-01-2022
