

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

413 Talbot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Single price

\$489,500

Median sale price

Median price

\$620,000

Property Type

House

Suburb

Ballarat Central

Period - From

18/09/2022

to

17/09/2023

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	101a South St BALLARAT CENTRAL 3350	\$500,000	24/02/2023
2	3 Urquhart St BALLARAT CENTRAL 3350	\$485,000	03/05/2023
3	307 Urquhart St BALLARAT CENTRAL 3350	\$470,000	25/05/2023

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:

18/09/2023 11:30



Property Type: House (Res)
Agent Comments

Comparable Properties



101a South St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 24/02/2023
Property Type: House (Res)
Land Size: 272 sqm approx



3 Urquhart St BALLARAT CENTRAL 3350 (VG) **Agent Comments**



Price: \$485,000
Method: Sale
Date: 03/05/2023
Property Type: House (Res)
Land Size: 343 sqm approx



307 Urquhart St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 25/05/2023
Property Type: House (Res)
Land Size: 431 sqm approx