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

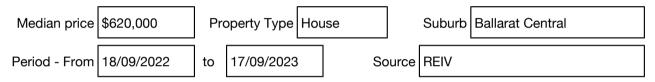
413 Talbot Street South, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this		

Single price \$489,500

Median sale price



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





Scott Petrie





Property Type: House (Res) Agent Comments 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$489,500 Median House Price 18/09/2022 - 17/09/2023: \$620,000

Comparable Properties



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



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 Agent Comments (REI/VG)



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

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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Agent Comments