

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

1/305 Pleasant Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$445,000

&

\$455,000

Median sale price

Median price

\$562,500

Property Type

House

Suburb

Ballarat Central

Period - From

01/10/2023

to

30/09/2024

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	2/421 Ascot St.S BALLARAT CENTRAL 3350	\$405,000	17/12/2024
2	1/420 Windermere St BALLARAT CENTRAL 3350	\$441,500	24/10/2023
3	803 Cosmopolitan PI BALLARAT CENTRAL 3350	\$470,000	13/10/2023

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:

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Property Type: House (Res)

Land Size: 208 sqm approx

Agent Comments

Comparable Properties



2/421 Ascot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 17/12/2024

Property Type: Unit

Land Size: 236 sqm approx



1/420 Windermere St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$441,500

Method: Private Sale

Date: 24/10/2023

Property Type: House



803 Cosmopolitan PI BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 13/10/2023

Property Type: Townhouse (Single)

Land Size: 159 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408