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	1/305 Pleasant Street South, Ballarat Central Vic 3350
Including suburb or	
locality and postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	08/01/2025 16:27





Lisa Horvat 03 5324 2408 0400 533 667

Indicative Selling Price \$445,000 - \$455,000 **Median House Price** Year ending September 2024: \$562,500

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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)

2





Agent Comments

Agent Comments

Price: \$441,500 Method: Private Sale Date: 24/10/2023 Property Type: House



803 Cosmopolitan PI BALLARAT CENTRAL 3350

(REI/VG)

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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





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