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

1/320 Windermere Street, Ballarat Central Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$375,000		&		\$395,000			
Median sale p	rice							
Median price	\$317,500	Pro	operty Type	Unit			Suburb	Ballarat Central
Period - From	11/12/2023	to	10/12/2024		So	urce	Property	y Data

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.

Ad	dress of comparable property	Price	Date of sale
1	2/503 Errard St.S REDAN 3350	\$395,000	23/08/2024
2	1/411 Drummond St.S BALLARAT CENTRAL 3350	\$385,000	08/01/2024
3	1/406 Drummond St.S BALLARAT CENTRAL 3350	\$350,000	23/10/2023

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:

11/12/2024 11:52



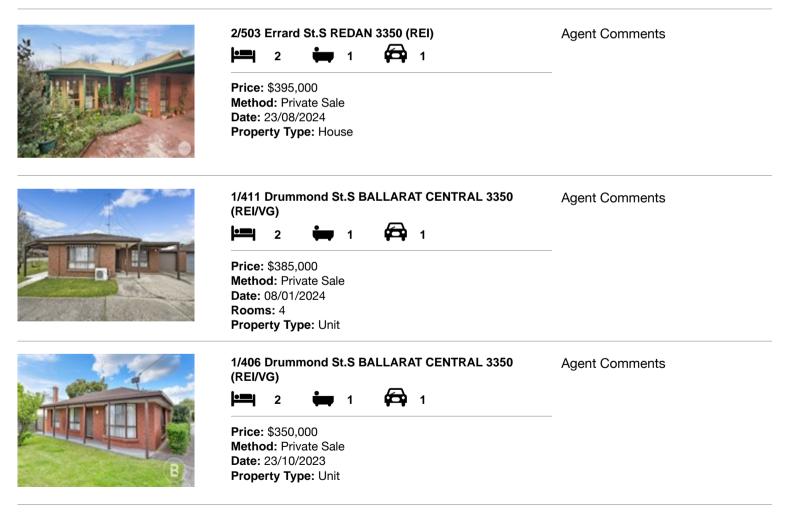






Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$375,000 - \$395,000 Median Unit Price 11/12/2023 - 10/12/2024: \$317,500

Comparable Properties



Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



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