

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

303a Skipton Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$480,000 & \$500,000

Median sale price

Median price \$550,000 Property Type House Suburb Ballarat Central

Period - From 27/04/2020 to 26/04/2021 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	1 Bradshaw St GOLDEN POINT 3350	\$550,000	15/04/2021
2	803 Laurie St MOUNT PLEASANT 3350	\$480,000	08/04/2021
3	221 Doveton St.S BALLARAT CENTRAL 3350	\$460,000	13/03/2021

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:

27/04/2021 15:34



Property Type: House (Previously Occupied - Detached)
Land Size: 360 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$500,000
Median House Price
27/04/2020 - 26/04/2021: \$550,000

Comparable Properties



1 Bradshaw St GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 15/04/2021
Property Type: House



803 Laurie St MOUNT PLEASANT 3350 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 08/04/2021
Property Type: House



221 Doveton St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 13/03/2021
Property Type: House