

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

311 Pleasant Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price \$449,000

Median sale price

Median price \$615,000

Property Type House

Suburb Ballarat Central

Period - From 26/04/2023

to 25/04/2024

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	703 La Trobe St REDAN 3350	\$460,000	06/01/2024
2	29 Duke St NEWINGTON 3350	\$460,000	06/10/2023
3	1/4 Pleasant St.S NEWINGTON 3350	\$450,000	09/05/2023

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:

26/04/2024 15:53



 2  1  2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 350 sqm approx
 Agent Comments

Indicative Selling Price
 \$449,000

Median House Price
 26/04/2023 - 25/04/2024: \$615,000

Comparable Properties



703 La Trobe St REDAN 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$460,000
Method: Private Sale
Date: 06/01/2024
Property Type: House
Land Size: 593 sqm approx



29 Duke St NEWINGTON 3350 (REI/VG)

Agent Comments

 2  1  1

Price: \$460,000
Method: Private Sale
Date: 06/10/2023
Property Type: Townhouse (Single)
Land Size: 278 sqm approx



1/4 Pleasant St.S NEWINGTON 3350 (REI/VG)

Agent Comments

 2  1  1

Price: \$450,000
Method: Private Sale
Date: 09/05/2023
Property Type: Unit
Land Size: 272 sqm approx