

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

107 Frank Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price \$1,280,000

Median sale price

Median price \$620,000

Property Type House

Suburb Ballarat Central

Period - From 29/11/2022

to 28/11/2023

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	217 Talbot St.S BALLARAT CENTRAL 3350	\$1,350,000	30/06/2023
2	421 Lyons St BALLARAT CENTRAL 3350	\$1,290,000	15/09/2023
3	215 Raglan St BALLARAT CENTRAL 3350	\$1,180,000	15/11/2023

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:

29/11/2023 13:21

107 Frank Street, Ballarat Central Vic 3350

BALLARAT
PROPERTY AGENTS

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Indicative Selling Price

\$1,280,000

Median House Price

29/11/2022 - 28/11/2023: \$620,000



3 1 0

Rooms: 5

Property Type: House

Land Size: 546 sqm approx

Agent Comments

Comparable Properties



217 Talbot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 2 2

Price: \$1,350,000

Method: Private Sale

Date: 30/06/2023

Property Type: House



421 Lyons St BALLARAT CENTRAL 3350 (REI) **Agent Comments**

4 3 2

Price: \$1,290,000

Method: Private Sale

Date: 15/09/2023

Property Type: House

Land Size: 1027 sqm approx



215 Raglan St BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 2 2

Price: \$1,180,000

Method: Private Sale

Date: 15/11/2023

Property Type: House

Land Size: 668 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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