

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

36 Anderson Street West, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$399,000

&

\$420,000

Median sale price

Median price

\$625,000

Property Type

House

Suburb

Ballarat Central

Period - From

17/06/2023

to

16/06/2024

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	10 East St BAKERY HILL 3350	\$440,000	01/07/2023
2	4 Cameron St GOLDEN POINT 3350	\$420,000	15/06/2023
3	316 Skipton St BALLARAT CENTRAL 3350	\$410,000	28/03/2023

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:

17/06/2024 15:22



Property Type:
Agent Comments

Indicative Selling Price
\$399,000 - \$420,000
Median House Price
17/06/2023 - 16/06/2024: \$625,000

Comparable Properties

10 East St BAKERY HILL 3350 (VG)

Agent Comments



Price: \$440,000
Method: Sale
Date: 01/07/2023
Property Type: House (Res)
Land Size: 282 sqm approx



4 Cameron St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 15/06/2023
Property Type: House
Land Size: 242 sqm approx



316 Skipton St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 28/03/2023
Property Type: House
Land Size: 252 sqm approx

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