Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 36 Anderson Street West, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$399,000		&		\$420,000				
Median sale price									
Median price	\$625,000	Pro	operty Type	Hous	se		Suburb	Ballarat Central	
Period - From	17/06/2023	to	16/06/2024		So	urce	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.

Ado	dress 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)



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

Agent Comments

Agent Comments



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

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316 Skipton St BALLARAT CENTRAL 3350 (REI/VG)

4 Cameron St GOLDEN POINT 3350 (REI/VG)

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

Account - Fletchers | P: 03 5333 4797





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