

# 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

4A Essex Street Ballarat Central VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$795,000 & \$850,000

### Median sale price

Median price \$750,000 Property type House Suburb Ballarat Central

Period - From 01-12-2021 to 30-11-2022 Source Corelogic

### Comparable property sales

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
22 Inkerman Street Newington VIC 3350	\$785,000	16-11-2022
106 Ripon Street South Ballarat Central VIC 3350	\$855,000	10-08-2022
516 Ascot Street South Redan VIC 3350	\$805,000	22-02-2022

This Statement of Information was prepared on: 07-12-2022