## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	125 Raglan Street South, Ballarat Central Vic 3350
Including suburb or	

locality and postcode

#### Indicative selling price

Property offered for sale

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

Range between \$1,050,000 \$1,150,000 &

#### Median sale price

Median price	\$580,000	Pro	perty Type	House		Suburb	Ballarat Central
Period - From	16/04/2024	to	15/04/2025		Source	Property Data	

## 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 lasteighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property Date of sale **Price**

1	202 Lyons St.S BALLARAT CENTRAL 3350	\$1,100,000	30/09/2024
2			
3			

#### OR

В\* 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 eighteen months.

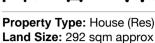
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**Agent Comments** 

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price 16/04/2024 - 15/04/2025: \$580,000

# Comparable Properties



202 Lyons St.S BALLARAT CENTRAL 3350 (REI)

**-** - - -

Price: \$1,100,000 Method: Private Sale Date: 30/09/2024 Property Type: House Land Size: 430 sqm approx **Agent Comments** 

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 eighteen months.

**Account** - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



