## 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

220 Talbot Street South, Ballarat Central Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$540,000		&		\$550,000			
Median sale p	sale price							
Median price	\$590,000	Pro	operty Type	Hou	se		Suburb	Ballarat Central
Period - From	18/06/2024	to	17/06/2025		So	urce	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 last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	26 Drummond St.S BALLARAT CENTRAL 3350	\$520,000	11/10/2024
2	202 Ascot St BALLARAT CENTRAL 3350	\$560,000	12/06/2025
3	510 Eyre St BALLARAT CENTRAL 3350	\$480,000	16/05/2025

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:

18/06/2025 11:58



220 Talbot Street South, Ballarat Central Vic 3350



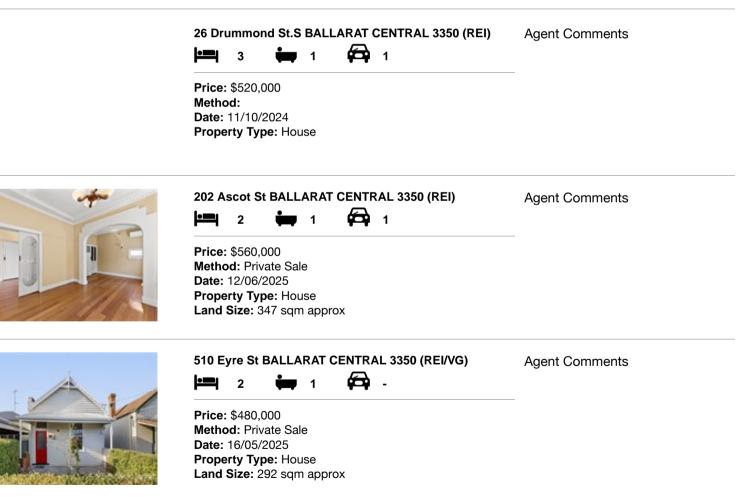




Property Type: Townhouse (Single) Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> Indicative Selling Price \$540,000 - \$550,000 Median House Price 18/06/2024 - 17/06/2025: \$590,000

# **Comparable Properties**



#### Account - Ballarat Property Agents | P: 03 5324 2408



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