

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Little Raglan Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$620,000

Property Type

House

Suburb

Ballarat Central

Period - From

14/09/2022

to

13/09/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	413 Ascot St.S BALLARAT CENTRAL 3350	\$440,000	28/07/2023
2	612 Sebastopol St BALLARAT CENTRAL 3350	\$430,000	11/04/2023
3	308 Humffray St.S GOLDEN POINT 3350	\$400,000	23/06/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/09/2023 21:54

3 Little Raglan Street, Ballarat Central Vic 3350



Scott Petrie
03 53 334 322
0418 503 764
scott@trevorpetrie.com.au



2 1 1

Property Type: House
Land Size: 268 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median House Price
14/09/2022 - 13/09/2023: \$620,000

Comparable Properties



413 Ascot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 1 2

Price: \$440,000
Method: Private Sale
Date: 28/07/2023
Property Type: House
Land Size: 314 sqm approx



612 Sebastopol St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$430,000
Method: Private Sale
Date: 11/04/2023
Property Type: House (Res)
Land Size: 303 sqm approx



308 Humffray St.S GOLDEN POINT 3350 (REI)

Agent Comments

2 1 1

Price: \$400,000
Method: Private Sale
Date: 23/06/2023
Property Type: House (Res)

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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