

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

506 Sebastopol Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$445,000 & \$465,000

Median sale price

Median price \$550,000 Property Type House Suburb Ballarat Central

Period - From 25/02/2024 to 24/02/2025 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 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
1	321 Raglan St.S BALLARAT CENTRAL 3350	\$465,000	06/01/2025
2	401 Drummond St.S BALLARAT CENTRAL 3350	\$450,000	20/12/2024
3	401 Drummond St BALLARAT CENTRAL 3350	\$450,000	09/12/2024

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:

25/02/2025 14:04

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Indicative Selling Price

\$445,000 - \$465,000

Median House Price

25/02/2024 - 24/02/2025: \$550,000

**Property Type:** House (Res)**Land Size:** 550 sqm approx

Agent Comments

Comparable Properties

**321 Raglan St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

**Price:** \$465,000**Method:** Private Sale**Date:** 06/01/2025**Property Type:** House**401 Drummond St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

**Price:** \$450,000**Method:** Private Sale**Date:** 20/12/2024**Property Type:** House**Land Size:** 442 sqm approx**401 Drummond St BALLARAT CENTRAL 3350 (VG)**

Agent Comments

**Price:** \$450,000**Method:** Sale**Date:** 09/12/2024**Property Type:** House (Res)**Land Size:** 443 sqm approx