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	506 Sebastopol Street, Ballarat Central Vic 3350
Including suburb or	•
locality and postcode	

Indicative selling price

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

Range between	\$445,000	&	\$465,000
Trange between	Ψ+40,000	α	Ψ+05,000

Median sale price

Median price	\$550,000	Pro	perty Type	House		Suburb	Ballarat Central
Period - From	25/02/2024	to	24/02/2025		Source	Property	v 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

Add	dress 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 comparableproperties 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 Ragian St.S BALLARAT CENTRAL 3350 (REI)

2

Price: \$465,000 Method: Private Sale Date: 06/01/2025 Property Type: House **Agent Comments**



401 Drummond St.S BALLARAT CENTRAL 3350 (REI)

2

Price: \$450,000 Method: Private Sale Date: 20/12/2024 Property Type: House Land Size: 442 sqm approx



Agent Comments

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

Account - Ballarat Property Agents | P: 03 5324 2408





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