

# 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

504 South Street, Ballarat Central Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$740,000

&

\$770,000

### Median sale price

Median price

\$570,000

Property Type

House

Suburb

Ballarat Central

Period - From

07/11/2023

to

06/11/2024

Source

REIV

### 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	320 Raglan St.S BALLARAT CENTRAL 3350	\$775,000	27/03/2024
2	17 Kent St BALLARAT CENTRAL 3350	\$740,000	12/02/2024
3	1006 Eyre St BALLARAT CENTRAL 3350	\$750,000	20/12/2023

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:

07/11/2024 10:53

504 South Street, Ballarat Central Vic 3350



Rob Cunningham

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**Indicative Selling Price**

\$740,000 - \$770,000

**Median House Price**

07/11/2023 - 06/11/2024: \$570,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 815 sqm approx

**Agent Comments**

## Comparable Properties



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

**Agent Comments**



**Price:** \$775,000

**Method:** Private Sale

**Date:** 27/03/2024

**Property Type:** House

**Land Size:** 491 sqm approx



**17 Kent St BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$740,000

**Method:** Private Sale

**Date:** 12/02/2024

**Property Type:** House

**Land Size:** 625 sqm approx



**1006 Eyre St BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$750,000

**Method:** Private Sale

**Date:** 20/12/2023

**Property Type:** House

**Land Size:** 462 sqm approx

**Account - Doepel Lilley & Taylor Ballarat** | P: 03 5331 2000 | F: 03 5332 1559



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