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 and postcode	2/312 URQUHART STREET BALLARAT CENTRAL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$390,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$370,000	Property type	Unit	Suburb	Ballarat Central
Period-from	01 Nov 2023	to	31 Oct 2024	Source	Corelogic

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
2/503 ERRARD STREET SOUTH REDAN VIC 3350	$395,000	23-Aug-24
2/707A DARLING STREET REDAN VIC 3350	$400,000	20-Apr-24
208 HUMFFRAY STREET SOUTH BAKERY HILL VIC 3350	$395,000	02-Aug-24

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: 14 November 2024

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2/503 ERRARD STREET SOUTH REDAN VIC 3350

2 1 1

Sold Price RS **$395,000** Sold Date **23-Aug-24**

Distance **0.59km**



2/707A DARLING STREET REDAN VIC 3350

2 1 1

Sold Price **$400,000** Sold Date **20-Apr-24**

Distance **1.48km**



208 HUMFFRAY STREET SOUTH BAKERY HILL VIC 3350

2 1 1

Sold Price **$395,000** Sold Date **02-Aug-24**

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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