

## 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 403 South 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 \$485,000 & \$530,000

#### Median sale price

Median price \$562,500 Property Type House Suburb Ballarat Central  
Period - From 01/10/2023 to 30/09/2024 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	10 Davey St BALLARAT CENTRAL 3350	\$495,000	16/07/2024
2	317 Doveton St.S BALLARAT CENTRAL 3350	\$530,000	21/06/2024
3	309 Errard St.S BALLARAT CENTRAL 3350	\$515,000	17/06/2024

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:

29/10/2024 08:11



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**Rooms:** 5**Property Type:** House**Land Size:** 287 sqm approx

Agent Comments

**Indicative Selling Price**

\$485,000 - \$530,000

**Median House Price**

Year ending September 2024: \$562,500

## Comparable Properties


**10 Davey St BALLARAT CENTRAL 3350**  
**(REI/VG)**

Agent Comments



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**Price:** \$495,000**Method:** Private Sale**Date:** 16/07/2024**Property Type:** House (Res)**Land Size:** 320 sqm approx
**317 Doveton St.S BALLARAT CENTRAL 3350**  
**(REI)**

Agent Comments



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**Price:** \$530,000**Method:** Private Sale**Date:** 21/06/2024**Property Type:** House (Res)**Land Size:** 299 sqm approx
**309 Errard St.S BALLARAT CENTRAL 3350**  
**(REI/VG)**

Agent Comments



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**Price:** \$515,000**Method:** Private Sale**Date:** 17/06/2024**Property Type:** House**Land Size:** 483 sqm approx

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