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: 8 Talbot Street North, Ballarat Central Vic 3350

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

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

Period - From 29/01/2024 to 28/01/2025 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 eighteen 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	45 Durham St NEWINGTON 3350	$700,000	22/04/2024
2	44 Salisbury Av NEWINGTON 3350	$664,000	25/03/2024
3			

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 eighteen months.

This Statement of Information was prepared on: 29/01/2025 12:37

8 Talbot Street North, Ballarat Central Vic 3350



3 1 2

Property Type: House
Land Size: 550 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median House Price
29/01/2024 - 28/01/2025: $550,000

Comparable Properties



45 Durham St NEWINGTON 3350 (REI/VG)

3 1 2

Price: $700,000
Method: Private Sale
Date: 22/04/2024
Property Type: House
Land Size: 836 sqm approx

Agent Comments



44 Salisbury Av NEWINGTON 3350 (REI/VG)

3 1 1

Price: $664,000
Method: Private Sale
Date: 25/03/2024
Property Type: House
Land Size: 879 sqm approx

Agent Comments

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 eighteen months.

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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