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<br>Including suburb or locality and postcode | 2/221 Talbot Street, Ballarat Central Vic 3350 |

## Indicative selling price

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

Range between $495,000 & $525,000

## Median sale price

Median price $405,000 Property Type Unit Suburb Ballarat Central

Period - From 01/10/2024 to 31/12/2024 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 | 26 Drummond St BALLARAT CENTRAL 3350 | $520,000 | 22/10/2024 |
| 2 | 503 Macarthur St SOLDIERS HILL 3350 | $490,000 | 06/09/2024 |
| 3 | 3/30 Burnbank St LAKE WENDOUREE 3350 | $500,000 | 25/07/2024 |

**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: 24/03/2025 10:44

# 2/221 Talbot Street, Ballarat Central Vic 3350



2 2 2

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$495,000 - $525,000
**Median Unit Price**
December quarter 2024: $405,000

## Comparable Properties

### 26 Drummond St BALLARAT CENTRAL 3350 (VG)

2 - -

Agent Comments

**Price:** $520,000
**Method:** Sale
**Date:** 22/10/2024
**Property Type:** House (Res)
**Land Size:** 198 sqm approx



### 503 Macarthur St SOLDIERS HILL 3350 (REI/VG)

2 1 1

Agent Comments

**Price:** $490,000
**Method:** Private Sale
**Date:** 06/09/2024
**Property Type:** House (Res)
**Land Size:** 228 sqm approx



### 3/30 Burnbank St LAKE WENDOUREE 3350 (REI/VG)

2 1 2

Agent Comments

**Price:** $500,000
**Method:** Private Sale
**Date:** 25/07/2024
**Property Type:** Unit
**Land Size:** 313 sqm approx

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

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