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: 429 Armstrong Street South, Ballarat Central Vic 3350

## Indicative selling price

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

Single price: $530,000

## Median sale price

Median price: $600,000 Property Type: House Suburb: Ballarat Central

Period - From: 05/08/2024 to: 04/08/2025 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 | 411 Barkly St GOLDEN POINT 3350 | $525,000 | 03/07/2025 |
| 2 | 211 Eyre St BALLARAT CENTRAL 3350 | $525,000 | 09/04/2025 |
| 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: 05/08/2025 12:20

# 429 Armstrong Street South, Ballarat Central Vic 3350

JellisCraig




2 1 2

**Property Type:** House
**Land Size:** 441 sqm approx

Agent Comments

**Indicative Selling Price**
$530,000
**Median House Price**
05/08/2024 - 04/08/2025: $600,000

## Comparable Properties



**411 Barkly St GOLDEN POINT 3350 (REI/VG)**

2 1 1

**Price:** $525,000
**Method:** Private Sale
**Date:** 03/07/2025
**Property Type:** House
**Land Size:** 339 sqm approx

Agent Comments



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

2 1 2

**Price:** $525,000
**Method:** Private Sale
**Date:** 09/04/2025
**Property Type:** House
**Land Size:** 617 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

REIV THE DIFFERENCE

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