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	27 Talbot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between	$600,000	&	$660,000

Median sale price

Median price	$545,000	Property Type	House	Suburb	Ballarat Central
Period - From	01/10/2019	to	30/09/2020	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 17 Windermere St BALLARAT CENTRAL 3350	$645,000	23/09/2020
2 311 Talbot St.S BALLARAT CENTRAL 3350	$630,000	20/06/2019
3 8 Ripon St.S BALLARAT CENTRAL 3350	$630,000	09/07/2019

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: | 17/11/2020 11:00

CONSUMER AFFAIRS VICTORIA

RayWhite.

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Property Type: House
Land Size: 362 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median House Price
Year ending September 2020: $545,000

Comparable Properties

17 Windermere St BALLARAT CENTRAL 3350 (REI)

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Price: $645,000
Method: Private Sale
Date: 23/09/2020
Rooms: 5
Property Type: House (Res)

Agent Comments

311 Talbot St.S BALLARAT CENTRAL 3350 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $630,000
Method: Private Sale
Date: 20/06/2019
Property Type: House (Res)
Land Size: 554 sqm approx

Agent Comments

8 Ripon St.S BALLARAT CENTRAL 3350 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $630,000
Method: Private Sale
Date: 09/07/2019
Property Type: House
Land Size: 309 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

REIV   propertydata.com.au