# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	217 Talbot Street South, 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 \$1,290,000	&	\$1,390,000
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### Median sale price

Median price	\$590,000	Pro	perty Type	House		Suburb	Ballarat Central
Period - From	18/07/2024	to	17/07/2025		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 lasteighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	19 Ascot St.N BALLARAT CENTRAL 3350	\$1,255,000	18/03/2025
2	21 Talbot St.N BALLARAT CENTRAL 3350	\$1,375,000	21/11/2024
3			

#### OR

В\* 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:	18/07/2025 13:47









**Property Type:** House Agent Comments

Indicative Selling Price \$1,290,000 - \$1,390,000 Median House Price 18/07/2024 - 17/07/2025: \$590,000

# Comparable Properties



19 Ascot St.N BALLARAT CENTRAL 3350 (REI)

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4



**3** 2

**Agent Comments** 

Price: \$1,255,000 Method: Private Sale Date: 18/03/2025 Property Type: House Land Size: 508 sqm approx



21 Talbot St.N BALLARAT CENTRAL 3350 (REI)

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4



2



**Agent Comments** 

Price: \$1,375,000 Method: Private Sale Date: 21/11/2024 Property Type: House Land Size: 719 sqm approx

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.

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