

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

14 Pleasant Street South, Ballarat Central Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,100,000

### Median sale price

Median price \$527,750 Property Type House Suburb Ballarat Central

Period - From 13/07/2019 to 12/07/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 | 505 Mair St BALLARAT CENTRAL 3350 | \$1,500,000 | 29/06/2020   |
| 2 | 712 Mair St BALLARAT CENTRAL 3350 | \$1,260,000 | 16/09/2019   |
| 3 |                                   |             |              |

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 13/07/2020 11:05

**Property Type:**

Agent Comments

A fine example of Edwardian character and attractive charm is on offer with this outstanding family residence, set in a tightly held locale of grand period residences. Set on a magnificent garden filled block of some 975m<sup>2</sup>, this home is within walking distance to the Colleges and enjoys excellent rear access from Durham street. Boasting four spacious bedrooms, a stunning formal lounge with open fire place and original period detail, this home flows seamlessly from a grand octagonal shaped entrance hall right through to the rear living spaces.

## Comparable Properties

### 505 Mair St BALLARAT CENTRAL 3350 (REI) Agent Comments

**Price:** \$1,500,000**Method:** Private Sale**Date:** 29/06/2020**Property Type:** Land (Res)

### 712 Mair St BALLARAT CENTRAL 3350 (REI/VG) Agent Comments

**Price:** \$1,260,000**Method:** Private Sale**Date:** 16/09/2019**Property Type:** House**Land Size:** 981 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.