

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

C/A Sebastopol Street, Ballarat Central 3350

Indicative selling price

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

Single price \$* or range between \$280,000 & \$300,000

Median sale price

Median price \$447,500 *House *Unit Suburb or locality Ballarat Central

Period - From 01/07/2017 to 30/06/2018 Source REIV

Comparable property sales

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
1009 South Street, Ballarat Central 3350	\$300,000	13/11/2017
3 Malthouse Close, Lake Wendouree 3350	\$290,000	06/03/2017
19 Magnetic Drive, Alfredton 3350	\$285,000	04/10/2017