

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

Range between \$275,000 & \$302,500

Median sale price

Median price \$480,000 Property Type House Suburb Ballarat Central

Period - From 01/10/2018 to 30/09/2019 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	328 Raglan St.S BALLARAT CENTRAL 3350	\$292,500	06/10/2018
2	325 Doveton St.S BALLARAT CENTRAL 3350	\$285,000	17/07/2018
3	30 Steinfeld St.S GOLDEN POINT 3350	\$255,000	11/10/2019

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:

21/10/2019 11:01



Property Type: House (Previously Occupied - Detached)

Land Size: 405 sqm approx

Agent Comments

Comparable Properties



328 Raglan St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$292,500

Method: Auction Sale

Date: 06/10/2018

Property Type: House (Res)

Land Size: 470 sqm approx



325 Doveton St.S BALLARAT CENTRAL 3350 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 17/07/2018

Property Type: House (Res)

Land Size: 231 sqm approx



30 Steinfeld St.S GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$255,000

Method: Private Sale

Date: 11/10/2019

Rooms: 3

Property Type: House (Res)