

# 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

13 Ebdon Street, Ballarat Vic, 3350

### Indicative selling price

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

Single price

\$\*

or range between

\$240,000

&

\$255,000

### Median sale price

Median price

\$315,000

\*House

X

\*Unit

Suburb  
or locality

Ballarat

Period - From

01/07/17

to

30/09/17

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
904 Ligar Street, Ballarat Vic 3350	\$248,000	11/03/17
2/810 Sherrard Street, Ballarat Vic 3350	\$245,000	11/04/17
406 Humffray Street Sth, Ballarat Vic 3350	\$257,000	11/03/17