# WE DELIVER RESULTS

### STATEMENT OF INFORMATION

7A ESSEX STREET, BALLARAT CENTRAL, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 7A ESSEX STREET, BALLARAT CENTRAL, 🕮 3 🕒 1







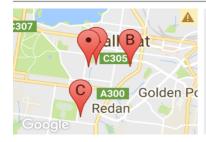
**Indicative Selling Price** 

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

Price Range:

\$320,000 to \$350,000

#### **MEDIAN SALE PRICE**



#### **BALLARAT CENTRAL, VIC, 3350**

**Suburb Median Sale Price (House)** 

\$418,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.



#### 809 URQUHART ST, BALLARAT CENTRAL, VIC 🛮 🖴 3







Sale Price

\$335,000

Sale Date: 28/02/2018

Distance from Property: 205m





225 LYONS ST, BALLARAT CENTRAL, VIC 3350 🕮 3







Sale Price

\$349,000

Sale Date: 18/08/2017

Distance from Property: 1.1km





405 COOKE ST, REDAN, VIC 3350





Sale Price

\$340.000

Sale Date: 16/09/2017

Distance from Property: 1.5km



#### 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 and postcode 7A ESSEX STREET, BALLARAT CENTRAL, VIC 3350

#### Indicative selling price

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

Price Range: \$320,000 to \$350,000

#### Median sale price

Median price	\$418,000	House	Χ	Unit	Suburb	BALLARAT CENTRAL	
Period	01 April 2017 to 31 March 2018			Source	p	pricefinder	

#### Comparable property sales

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
809 URQUHART ST, BALLARAT CENTRAL, VIC 3350	\$335,000	28/02/2018
225 LYONS ST, BALLARAT CENTRAL, VIC 3350	\$349,000	18/08/2017
405 COOKE ST, REDAN, VIC 3350	\$340,000	16/09/2017