

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

15 Holmes Street, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$370,000 & \$380,000

Median sale price

Median price \$460,000 Property type House Suburb Ballarat Central

Period - From 09/18 to 09/19 Source CoreLogic

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
28 Little Clyde Street, Soldiers Hill Vic 3350	\$360,000	29/08/19
225 Drummond Street South, Ballarat Central Vic 3350	\$390,000	11/07/19
314 Doveton Street South, Ballarat Central Vic 3350	\$380,000	26/03/19

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: 12/09/2019