

## 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

304 Eyre Street, Ballarat Central Vic 3350

#### Indicative selling price

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

Range between \$480,000

&

\$510,000

#### Median sale price

Median price \$473,000

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/07/2018

to

30/06/2019

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 eighteen 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	219 Dawson St.S BALLARAT CENTRAL 3350	\$540,000	09/04/2019
2	309 Drummond St.S BALLARAT CENTRAL 3350	\$490,000	09/03/2018
3	310 Urquhart St BALLARAT CENTRAL 3350	\$471,000	02/03/2019

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 eighteen months.



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**Rooms:****Property Type:** House (Res)**Land Size:** 521 sqm approx

Agent Comments

**Indicative Selling Price**

\$480,000 - \$510,000

**Median House Price**

Year ending June 2019: \$473,000

Enjoy the convenience of low maintenance living in Central Ballarat. 1.5km from the Train Station, 2 blocks from the CBD, shops, cafes, and restaurants, this enviable position is outstanding and close to all amenities. This double fronted Victorian has been well preserved and further improved, retaining the double hung windows, original cast iron lace work, and turned verandah posts. The wide central hall features 12 foot ceilings complete with ceiling roses and ornate cornice. The floor plan consists of three good sized bedrooms, two with built in robes.

## Comparable Properties



**219 Dawson St.S BALLARAT CENTRAL 3350**  
(REI/VG)

Agent Comments

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**Price:** \$540,000**Method:** Sold After Auction**Date:** 09/04/2019**Rooms:** 4**Property Type:** House**Land Size:** 501 sqm approx

**309 Drummond St.S BALLARAT CENTRAL 3350**  
(REI/VG)

Agent Comments

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**Price:** \$490,000**Method:** Private Sale**Date:** 09/03/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 750 sqm approx

**310 Urquhart St BALLARAT CENTRAL 3350**  
(REI/VG)

Agent Comments

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**Price:** \$471,000**Method:** Sold Before Auction**Date:** 02/03/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 426 sqm approx