

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

420 Pleasant Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$429,950

&

\$449,950

Median sale price

Median price \$397,000

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/07/2017

to

30/09/2017

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	812 South St BALLARAT CENTRAL 3350	\$497,000	08/03/2017
2	1125 Eyre St NEWINGTON 3350	\$445,000	03/02/2017
3	811 Pleasant St REDAN 3350	\$430,000	03/11/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$429,950 - \$449,950

Median House Price

September quarter 2017: \$397,000

Comparable Properties



812 South St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$497,000
Method: Private Sale
Date: 08/03/2017
Rooms: 6
Property Type: House (Res)
Land Size: 550 sqm approx



1125 Eyre St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 03/02/2017
Rooms: 5
Property Type: House
Land Size: 451 sqm approx



811 Pleasant St REDAN 3350 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 03/11/2017
Rooms: -
Property Type: House (Res)