WE DELIVER RESULTS

STATEMENT OF INFORMATION

3 MILL 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



3 MILL STREET, BALLARAT CENTRAL, VIC 3 😩 2







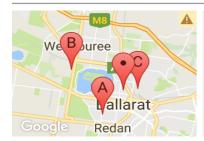
Indicative Selling Price

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

Price Range:

\$679,000 to \$729,000

MEDIAN SALE PRICE



BALLARAT CENTRAL, VIC, 3350

Suburb Median Sale Price (House)

\$385,000

01 July 2016 to 30 June 2017

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.



13 ESSEX ST, BALLARAT CENTRAL, VIC 3350







Sale Price

*\$683,000

Sale Date: 21/07/2017

Distance from Property: 1.8km





8 STIRLING DR, LAKE GARDENS, VIC 3355







Sale Price

\$710,000

Sale Date: 14/05/2017

Distance from Property: 3km





333 LYDIARD ST, SOLDIERS HILL, VIC 3350







Sale Price

\$690.000

Sale Date: 23/02/2017

Distance from Property: 750m



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	3 MILL STREET, BALLARAT CENTRAL, VIC 3350
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Indicative selling price

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

Price Range: \$679,000 to \$729,000

Median sale price

Median price	\$385,000	House	Х	Unit	Suburb	BALLARAT CENTRAL
Period	01 July 2016 to 30 June 2017		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
13 ESSEX ST, BALLARAT CENTRAL, VIC 3350	*\$683,000	21/07/2017
8 STIRLING DR, LAKE GARDENS, VIC 3355	\$710,000	14/05/2017
333 LYDIARD ST, SOLDIERS HILL, VIC 3350	\$690,000	23/02/2017

