

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

118 Hickman Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price \$455,000

Median sale price

Median price \$540,000

Property Type House

Suburb Ballarat Central

Period - From 01/10/2020

to 31/12/2020

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 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
1	30 Princes St.N BALLARAT EAST 3350	\$460,000	09/12/2020
2	143 Creswick Rd BALLARAT CENTRAL 3350	\$451,000	03/12/2020
3	712 Laurie St MOUNT PLEASANT 3350	\$420,000	21/10/2020

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:

03/02/2021 17:31

118 Hickman Street, Ballarat Central Vic 3350

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Indicative Selling Price
\$455,000

Median House Price
December quarter 2020: \$540,000



3 1 0

Property Type: House
Land Size: 296 sqm approx
Agent Comments

Comparable Properties



30 Princes St.N BALLARAT EAST 3350 (REI) **Agent Comments**

3 1 -

Price: \$460,000
Method: Private Sale
Date: 09/12/2020
Property Type: House
Land Size: 954 sqm approx



143 Creswick Rd BALLARAT CENTRAL 3350 (REI) **Agent Comments**

3 1 2

Price: \$451,000
Method: Private Sale
Date: 03/12/2020
Property Type: House



712 Laurie St MOUNT PLEASANT 3350 (REI/VG) **Agent Comments**

3 1 1

Price: \$420,000
Method: Private Sale
Date: 21/10/2020
Property Type: House (Res)
Land Size: 512 sqm approx

Account - Belle Property Daylesford | P: +61 3 5348 1700