

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

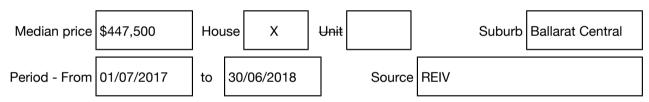
s 418 Ascot Street South, Ballarat Central Vic 3350 d e

Indicative selling price

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

Range between	\$370,000	&	\$390,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	12 Talbot St.S BALLARAT CENTRAL 3350	\$404,000	23/06/2018
2	12 Eddy St GOLDEN POINT 3350	\$371,000	29/05/2018
3	204 Lonsdale St REDAN 3350	\$360,000	01/05/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: House Land Size: 408 sqm approx Agent Comments

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> **Indicative Selling Price** \$370,000 - \$390,000 **Median House Price** Year ending June 2018: \$447,500

Comparable Properties



12 Talbot St.S BALLARAT CENTRAL 3350 (REI) **1**



Price: \$404,000 Method: Auction Sale Date: 23/06/2018 Rooms: 4 Property Type: House (Res) Land Size: 450 sqm approx

12 Eddy St GOLDEN POINT 3350 (REI/VG) **1** 2 **b** 2

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Agent Comments

Agent Comments

204 Lonsdale St REDAN 3350 (VG) 2 Price: \$360,000 Method: Sale

Price: \$371.000 Method: Private Sale Date: 29/05/2018 Rooms: 4

Property Type: House Land Size: 493 sqm approx

Agent Comments

Date: 01/05/2018 Rooms: -Property Type: House (Res) Land Size: 610 sqm approx

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