

## 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<br>Including suburb and<br>postcode | 418 Ascot Street South, 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 | \$370,000 | & | \$390,000 |
|---------------|-----------|---|-----------|

### Median sale price

|               |            |       |            |        |      |        |                  |
|---------------|------------|-------|------------|--------|------|--------|------------------|
| Median price  | \$447,500  | House | X          | Unit   |      | Suburb | Ballarat Central |
| Period - From | 01/07/2017 | to    | 30/06/2018 | Source | REIV |        |                  |

### 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.

418 Ascot Street South, Ballarat Central Vic 3350

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**Indicative Selling Price**

\$370,000 - \$390,000

**Median House Price**

Year ending June 2018: \$447,500



 3    1    0

**Rooms:**

**Property Type:** House

**Land Size:** 408 sqm approx

Agent Comments

## Comparable Properties



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

Agent Comments

 3    1    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)**

Agent Comments

 2    1    2

**Price:** \$371,000

**Method:** Private Sale

**Date:** 29/05/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 493 sqm approx



**204 Lonsdale St REDAN 3350 (VG)**

Agent Comments

 2    -    -

**Price:** \$360,000

**Method:** Sale

**Date:** 01/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 610 sqm approx