# WE DELIVER RESULTS

# STATEMENT OF INFORMATION

124 RAGLAN STREET S, BALLARAT CENTRAL, VIC 3350 PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT





Section 47AF of the Estate Agents Act 1980



\$419,000 to \$459,000

**BigginScott** 

# **MEDIAN SALE PRICE**

Google Redan



# **BALLARAT CENTRAL, VIC, 3350**

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

**Suburb Median Sale Price (House)** 

\$410,000

01 January 2017 to 31 December 2017

**Indicative Selling Price** 

Price Range:

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.



# 113 SOUTH ST, BALLARAT CENTRAL, VIC 3350 📇 3 🕒 2 🚓 2

**Sale Price** \*\$437.000 Sale Date: 07/02/2018

Distance from Property: 647m



#### 203 MACARTHUR ST, SOLDIERS HILL, VIC 3350 📇 3 🛛 🖳 1 Æ 2

**Sale Price** \*\$440,000 Sale Date: 05/02/2018

Distance from Property: 1.8km

一 3

ڪ

Æ 1



507 ASCOT ST, REDAN, VIC 3350

**Sale Price** \$433.000 Sale Date: 12/09/2017

Distance from Property: 992m

This report has been compiled on 20/02/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# 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 124 RAGLAN STREET S, BALLARAT CENTRAL, VIC 3350 postcode

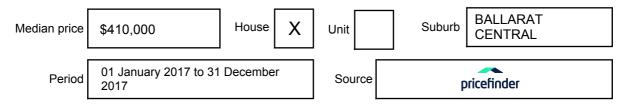
## Indicative selling price

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

Price Range:

\$419,000 to \$459,000

### Median sale price



## **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
113 SOUTH ST, BALLARAT CENTRAL, VIC 3350	*\$437,000	07/02/2018
203 MACARTHUR ST, SOLDIERS HILL, VIC 3350	*\$440,000	05/02/2018
507 ASCOT ST, REDAN, VIC 3350	\$433,000	12/09/2017