

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

124 RAGLAN STREET S, BALLARAT CENTRAL, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**124 RAGLAN STREET S, BALLARAT**

 3  1  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$419,000 to \$459,000**

## MEDIAN SALE PRICE



**BALLARAT CENTRAL, VIC, 3350**

**Suburb Median Sale Price (House)**

**\$410,000**

01 January 2017 to 31 December 2017

Provided by: 

## 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  2

**Sale Price**

**\*\$440,000**

Sale Date: 05/02/2018

Distance from Property: 1.8km



**507 ASCOT ST, REDAN, VIC 3350**

 3  2  1

**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](http://www.pricefinder.com.au)

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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

124 RAGLAN STREET S, BALLARAT CENTRAL, VIC 3350

Indicative selling price

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Price Range:

\$419,000 to \$459,000

Median sale price

Median price

\$410,000

House

X

Unit


Suburb

BALLARAT CENTRAL

Period

01 January 2017 to 31 December 2017

Source



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