

# 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 or  
locality and postcode

2/403 Pleasant 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)

Single price

\$\*

or range between

\$380,000

&

\$390,000

### Median sale price

Median price

\$398,000

\*House

\*Unit

X

Suburb  
or locality

Ballarat Central

Period - From

July 18

to

July 19

Source

REA

### Comparable property sales

**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
3/501 Bradshaw Street, Golden Point Vic 3350	\$380,000	30/10/18
3/21 High Street, Lake Wendouree Vic 3350	\$410,000	29/01/19
21a High Street, Lake Wendouree Vic 3350	\$392,000	03/10/18