

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

15 Errard Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$397,000 House X Unit Suburb or locality Ballarat Central

Period - From 01/07/2017 to 30/09/2017 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	111 Dawson St.S BALLARAT CENTRAL 3350	\$1,150,000	03/02/2017
2	9 Errard St.S BALLARAT CENTRAL 3350	\$960,000	01/11/2017
3	218 Errard St.S BALLARAT CENTRAL 3350	\$860,000	11/02/2017

OR

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

15 Errard Street South, Ballarat Central Vic 3350

Chris Gladman
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Indicative Selling Price

\$900,000 - \$950,000

Median House Price

September quarter 2017: \$397,000



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Rooms:

Property Type: House (Res)

Land Size: 516 sqm approx

Agent Comments

Comparable Properties



111 Dawson St.S BALLARAT CENTRAL 3350 (VG)

Agent Comments

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Price: \$1,150,000

Method: Sale

Date: 03/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 843 sqm approx



9 Errard St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

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Price: \$960,000

Method: Private Sale

Date: 01/11/2017

Rooms: -

Property Type: House



218 Errard St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

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Price: \$860,000

Method: Auction Sale

Date: 11/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 1174 sqm approx