

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 andpostcode 15 Errard Street South, Ballarat Central Vic 3350

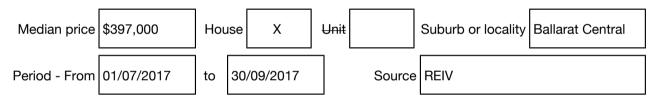
Indicative selling price

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

Range between \$900,000

&

Median sale price



\$950.000

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.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata

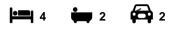
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: House (Res) Land Size: 516 sqm approx Agent Comments

Chris Gladman 03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

> **Indicative Selling Price** \$900,000 - \$950,000 **Median House Price** September quarter 2017: \$397,000

Comparable Properties



111 Dawson St.S BALLARAT CENTRAL 3350 Agent Comments (VG)



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



Price: \$960.000 Method: Private Sale Date: 01/11/2017 Rooms: -Property Type: House



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



Price: \$860,000 Method: Auction Sale Date: 11/02/2017

Agent Comments

Rooms: -Property Type: House (Res) Land Size: 1174 sqm approx

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