

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

408 & 408A Sebastopol Street, Ballarat Central 3350

Indicative selling price

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

Single price

\$*

or range between

\$420,000

&

\$440,000

Median sale price

Median price

\$443,000

*House

☒

*Unit

☐

Suburb
or locality

Ballarat Central

Period - From

Aug 2017

to

July 2018

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
316 Errard Street South, Ballarat Central 3350	\$443,000	11/08/2017
303 Urquhart Street, Ballarat Central 3350	\$447,500	27/04/2018
113 South Street, Ballarat Central 3350	\$437,000	24/01/2018