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Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Including subur		805 Macarthur Street, Ballarat Central Vic 3350						
Indicative sellin	g price							
For the meaning of	of this price see co	nsumer.vic.gov.a	u/underquoting					
Range between	\$545,000	&	\$565,000					
Median sale pri	ce							

Median price	\$385,000	Hou	ise X	Unit		Suburb	Ballarat Central
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	506a Lydiard St.N SOLDIERS HILL 3350	\$568,500	13/04/2017
2	17 Johnson St BALLARAT CENTRAL 3350	\$540,000	08/08/2017
3	501 Howard St SOLDIERS HILL 3350	\$540,000	11/05/2017

OR

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

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Indicative Selling Price \$545,000 - \$565,000 Median House Price Year ending June 2017: \$385,000



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Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



506a Lydiard St.N SOLDIERS HILL 3350

(REI/VG)

2 1

2

Price: \$568,500 Method: Private Sale Date: 13/04/2017 Rooms: 4

Property Type: House **Land Size:** 568 sqm approx

Agent Comments



17 Johnson St BALLARAT CENTRAL 3350 (REI)

,

1

4

Price: \$540,000 Method: Private Sale Date: 08/08/2017 Rooms: 5

Property Type: House Land Size: 464 sqm approx Agent Comments

Agent Comments



501 Howard St SOLDIERS HILL 3350 (REI/VG)

4

6

3

Price: \$540,000 Method: Private Sale Date: 11/05/2017 Rooms: -

Property Type: House (Res)
Land Size: 657 sqm approx

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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.

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