

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

805 Macarthur Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$545,000

&

\$565,000

Median sale price

Median price \$385,000

House

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.

	Address 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.



3 1 2

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



506a Lydiard St.N SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$568,500

Method: Private Sale

Date: 13/04/2017

Rooms: 4

Property Type: House

Land Size: 568 sqm approx



17 Johnson St BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 1 1

Price: \$540,000

Method: Private Sale

Date: 08/08/2017

Rooms: 5

Property Type: House

Land Size: 464 sqm approx



501 Howard St SOLDIERS HILL 3350 (REI/VG) Agent Comments

4 1 3

Price: \$540,000

Method: Private Sale

Date: 11/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 657 sqm approx