

sean@ballaratpropertygroup.com.au

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	Lot 1 Surrey Street, Ballarat Central Vic 3350
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price \$255,000

#### Median sale price

Median price	\$447,500	Ηοι	ise X	Unit		Suburb or locality	Ballarat Central
Period - From	01/10/2017	to	30/09/2018		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

Auc	areas or comparable property	1 1100	Date of Sale
1	47 Prince Of Wales Blvd ALFREDTON 3350	\$285,000	10/05/2018
2	19 Magnetic Dr ALFREDTON 3350	\$285,000	04/10/2017
3	39 Prince Of Wales Blvd ALFREDTON 3350	\$285,000	14/08/2017

#### 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.

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Price

Date of sale

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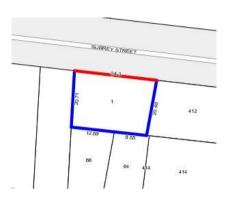
Sean Toohey 03 5330 0500 0400 506 881 sean@ballaratpropertygroup.com.au

> **Indicative Selling Price** \$275,000 **Median House Price**

Year ending September 2018: \$447,500

Rooms: **Property Type:** 

**Agent Comments** 



# Comparable Properties

47 Prince Of Wales Blvd ALFREDTON 3350

(VG)

Price: \$285,000 Method: Sale Date: 10/05/2018 Rooms: -

Property Type: Land Land Size: 335 sqm approx **Agent Comments** 





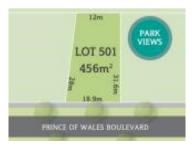


Price: \$285.000 Method: Sale Date: 04/10/2017

Rooms: -

Property Type: Land Land Size: 447 sqm approx **Agent Comments** 

Agent Comments



**LOT 496** 

39 Prince Of Wales Blvd ALFREDTON 3350

(REI/VG)







Price: \$285,000 Method: Private Sale Date: 14/08/2017 Rooms: -

Property Type: Land Land Size: 456 sqm approx

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