

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 and postcode

Lot 1 Surrey Street, Ballarat Central Vic 3350

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

House

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	Price	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.



Rooms:

Property Type:

Agent Comments

Comparable Properties

47 Prince Of Wales Blvd ALFREDTON 3350 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 10/05/2018

Rooms: -

Property Type: Land

Land Size: 335 sqm approx



19 Magnetic Dr ALFREDTON 3350 (VG)

Agent Comments



Price: \$285,000

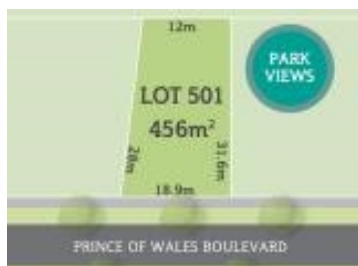
Method: Sale

Date: 04/10/2017

Rooms: -

Property Type: Land

Land Size: 447 sqm approx



39 Prince Of Wales Blvd ALFREDTON 3350 (REI/VG)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 14/08/2017

Rooms: -

Property Type: Land

Land Size: 456 sqm approx