

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

208 Peel Street North, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$230,000

&

\$245,000

Median sale price

Median price \$422,500

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/04/2017

to

31/03/2018

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 | 606 Howard St SOLDIERS HILL 3350 | \$252,000 | 03/10/2017 |
| 2 | 415 ARMSTRONG St.S BALLARAT CENTRAL 3350 | \$233,000 | 14/06/2017 |
| 3 | 110 Cobden St MOUNT PLEASANT 3350 | \$232,000 | 06/11/2017 |

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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Indicative Selling Price

\$230,000 - \$245,000

Median House Price

Year ending March 2018: \$422,500

**Rooms:** 4**Property Type:**

Agent Comments

Perfectly positioned in the centre of Ballarat this attractive Miners Cottage is within walking distance to the train station and the CBD. Elevated on the block this property offers a great floorplan with 2 bedrooms, open plan kitchen/meals, spacious bathroom and European laundry. Externally is a low maintenance block with timber shedding for storage. Perfect property for the renovator or entry level investor/first home owner, with some love and attention this home in this position could be easily transformed into something spectacular.

Comparable Properties

**606 Howard St SOLDIERS HILL 3350 (REI)**

Agent Comments

**Price:** \$252,000**Method:** Private Sale**Date:** 03/10/2017**Rooms:** -**Property Type:** House (Res)**415 ARMSTRONG St.S BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

**Price:** \$233,000**Method:** Private Sale**Date:** 14/06/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 416 sqm approx**110 Cobden St MOUNT PLEASANT 3350 (REI/VG)**

Agent Comments

**Price:** \$232,000**Method:** Private Sale**Date:** 06/11/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 361 sqm approx