

# 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

13 Beaufort Crescent, Ballarat Central 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$340,000 & \$360,000

### Median sale price

Median price \$447,500 Property type House Suburb Ballarat Central

Period - From 01/06/18 to 27/06/19 Source REA

### 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 18 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
114 Lexton Street, Ballarat Central 3350	\$330,000	26/04/2019
602 Howitt Street, Ballarat North 3350	\$370,000	23/04/2019
1009 Doveton Street North, Ballarat North 3350	\$340,000	29/03/2019

**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 18 months.

This Statement of Information was prepared on: 09/10/19