

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

452 Latrobe Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$330,000 & \$340,000

Median sale price

Median price \$308,000 House Unit X Suburb Ballarat Central

Period - From 01/01/2018 to 31/12/2018 Source REIV

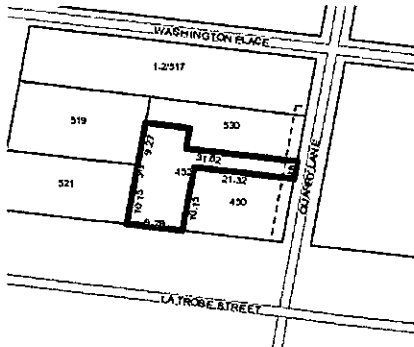
Comparable property sales (*Delete A or B below as applicable)

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	24 Watermans PI BALLARAT CENTRAL 3350	\$340,000	11/11/2018
2	2 Nader CI REDAN 3350	\$330,000	06/12/2018
3	409a Darling St REDAN 3350	\$310,000	23/01/2019

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.~~



Rooms:

Property Type:

Agent Comments

Comparable Properties



24 Watermans Pl BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 11/11/2018

Rooms: 7

Property Type: Townhouse (Single)

Land Size: 259 sqm approx



2 Nader Ct REDAN 3350 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 06/12/2018

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 203 sqm approx



409a Darling St REDAN 3350 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 23/01/2019

Rooms: -

Property Type: House

Land Size: 247 sqm approx