

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 901a Gregory Street Ballarat Central

Indicative selling price

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

Range between: \$325,000 & \$345,000

Median sale price

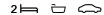
Median price: \$432,500 House Suburb: Ballarat Central Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales

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.



832 Howitt St WENDOUREE Sold by Private Sale \$315,000 Date Sold 05/12/2017 Land 659 SqM





908 Gregory St WENDOUREE

2⊨ 1 🗀 1 👄

This two bedroom period home oozes natural charm and character. At the entry you are greeted by polished timber

Sold by Private Sale \$335,000 Date Sold 25/09/2018 Land 318 SqM



205 Crompton St SOLDIERS HILL

3 ⊨ 1 🗀 2 🤝

This appealing freestanding residence offers comfortable 3BR living, with wonderful potential for improvement on a large corner

Sold by Private Sale \$359,000 Date Sold 03/08/2018 Land 526 SqM