

## 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

202 Brougham Street, Ballarat Central Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$310,000

&

\$330,000

#### Median sale price

Median price \$382,000

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/04/2017

to 30/06/2017

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	3/632 Doveton St.N SOLDIERS HILL 3350	\$327,000	09/03/2017
2	4/414a Nicholson St BLACK HILL 3350	\$325,000	18/04/2017
3	5/10 Wood St SOLDIERS HILL 3350	\$320,000	20/10/2016

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

**Indicative Selling Price**  
\$310,000 - \$330,000  
**Median House Price**  
June quarter 2017: \$382,000

## Comparable Properties



**3/632 Doveton St.N SOLDIERS HILL 3350 (REI/VG)**

Agent Comments



**Price:** \$327,000  
**Method:** Private Sale  
**Date:** 09/03/2017  
**Rooms:** 9  
**Property Type:** Townhouse (Single)  
**Land Size:** 229 sqm approx



**4/414a Nicholson St BLACK HILL 3350 (REI/VG)**

Agent Comments



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 18/04/2017  
**Rooms:** -  
**Property Type:** Townhouse (Single)



**5/10 Wood St SOLDIERS HILL 3350 (REI/VG)**

Agent Comments



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 20/10/2016  
**Rooms:** 10  
**Property Type:** Townhouse (Single)