

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3/221 Dawson Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price

\$*

or range between

\$375,000

&

\$395,000

Median sale price

Median price

\$425,000

*House

☒

*Unit

☐

Suburb
or locality

CoreLogic

Period - From

03/12/17

to

03/12/18

Source

CoreLogic

Comparable property sales

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 |
|------------------------------------------------------|-----------|--------------|
| 2/723 Bond Street, Mount Pleasant Vic 3350 | \$385,000 | 19/12/2017 |
| 2/522 Mair Street, Ballarat Central Vic 3350 | \$400,000 | 08/02/2018 |
| 1/210 Talbot Street South, Ballarat Central Vic 3350 | \$417,755 | 28/03/2018 |