

# 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

310A Errard Street South, 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 \$590,000 & \$629,000

### Median sale price

Median price \$515,000 Property Type House Suburb Ballarat Central

Period - From 15/01/2019 to 14/01/2020 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

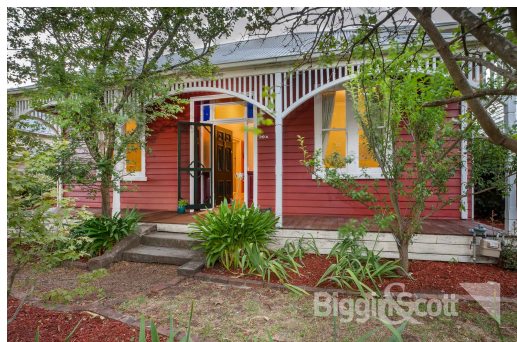
	Address of comparable property	Price	Date of sale
1	318 Errard St.S, Ballarat Central, Vic 3350, Australia	\$690,000	03/12/2019
2	8 Ripon St.S BALLARAT CENTRAL 3350	\$630,000	09/07/2019
3	211 Ripon St.S BALLARAT CENTRAL 3350	\$600,000	04/09/2019

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:

15/01/2020 10:22



 3  1  2

**Property Type:** House (Res)

**Land Size:** 668 sqm approx

Agent Comments

## Comparable Properties

**318 Errard St.S, Ballarat Central, Vic 3350, Australia (REI)**

Agent Comments

 4  1  1

**Price:** \$690,000

**Method:**

**Date:** 03/12/2019

**Property Type:** House



**8 Ripon St.S BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$630,000

**Method:** Private Sale

**Date:** 09/07/2019

**Property Type:** House

**Land Size:** 309 sqm approx



**211 Ripon St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

 3  1  2

**Price:** \$600,000

**Method:** Private Sale

**Date:** 04/09/2019

**Property Type:** House

**Land Size:** 497 sqm approx