

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

70 Buccaneer Pl, Ballarat Central Vic 3350

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$385,000

House

X

Unit

Suburb or locality

Ballarat Central

Period - From

01/07/2016

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	312 Ascot St.S BALLARAT CENTRAL 3350	\$362,000	15/08/2017
2	411 Errard St.S BALLARAT CENTRAL 3350	\$360,000	02/09/2017
3	4a Inkerman St NEWINGTON 3350	\$342,000	08/09/2017

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.



4
 2
 2

Rooms: 4

Property Type:

Agent Comments

Located in the Heart of Ballarat – the CBD is only 500m from your doorstep! Conveniently positioned in Buccaneer Place, is this practical, comfortable and attractive home. Consisting of 4 Bedrooms, 2 Bathrooms (ensuite to master), DLUG, light filled open plan kitchen/dining/living area and low maintenance courtyard, it is ideal for the professional couple/downsizer/investor whilst also having adequate room for the family! A split system is provided for comfort no matter the season, whilst the spacious kitchen allows sufficient space for entertaining guests.

Comparable Properties



312 Ascot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3
 1
 2

Price: \$362,000

Method: Private Sale

Date: 15/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 664 sqm approx



411 Errard St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3
 1
 1

Price: \$360,000

Method: Auction Sale

Date: 02/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 825 sqm approx



4a Inkerman St NEWINGTON 3350 (REI)

Agent Comments

3
 1
 1

Price: \$342,000

Method: Private Sale

Date: 08/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 222 sqm approx