

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

314 Ascot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$610,000

&

\$640,000

Median sale price

Median price \$456,250

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/01/2018

to

31/12/2018

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	322 Windermere St BALLARAT CENTRAL 3350	\$640,000	16/10/2018
2	310 Eyre St BALLARAT CENTRAL 3350	\$625,000	26/10/2018
3	306 Talbot St.S BALLARAT CENTRAL 3350	\$610,000	14/12/2018

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.

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Rooms: 6**Property Type:** House (Res)**Land Size:** 614 sqm approx

Agent Comments

Indicative Selling Price

\$610,000 - \$640,000

Median House Price

Year ending December 2018: \$456,250

Timeless appeal with the ease of modern living, perfectly located, this family home offers a great base for vibrant city living. Fully renovated and beautifully presented, it incorporates 4 bedrooms, including the master suite with walk in robe and ensuite. The striking formal lounge features classic ornate ceilings and open fire place. With sweeping cathedral ceilings, the modern extension comprises a stylishly elegant kitchen with stone benchtops, butler's pantry, breakfast bar and quality appliances which overlooks the spacious dining and family areas and opens to the deck.

Comparable Properties



322 Windermere St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

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Price: \$640,000**Method:** Private Sale**Date:** 16/10/2018**Rooms:** -**Property Type:** House**Land Size:** 506 sqm approx

310 Eyre St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

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Price: \$625,000**Method:** Private Sale**Date:** 26/10/2018**Rooms:** -**Property Type:** House**Land Size:** 490 sqm approx

306 Talbot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

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Price: \$610,000**Method:** Private Sale**Date:** 14/12/2018**Rooms:** -**Property Type:** House