

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

**111 Dawson Street South, Ballarat Central, VIC 3350**

### Indicative selling price

Single Price or Range between

**\$1,275,000 - \$1,375,000**

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

### Median sale price

Median Price

**\$455,000**

Property Type

**House**

Suburb

**BALLARAT CENTRAL**

Period From

**27/03/2018**

Period To

**27/09/2019**

Source

**Core Logic**

### Comparable property sales

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.



#### 20 EXETER STREET LAKE WENDOUREE

4 2 2

Price \$1,385,000

Date of Sale 22/11/2018

Land 1033 sqm



#### 22 JUNCTION STREET NEWINGTON

5 3 5

Price \$1,300,000

Date of Sale 05/05/2018

Land 968 sqm