

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 313 Windermere Street, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$450,000

or range between \$*

&

\$

Median sale price

Median price \$473,000

Property type House

Suburb Ballarat Central

Period - From 01/11/18

to

31/10/19

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
704 South Street, Ballarat Central Vic 3350	\$455,000	04/11/19
307 Lyons Street South, Ballarat Central Vic 3350	\$433,000	03/06/19
106 South Street, Ballarat Central Vic 3350	\$460,000	13/06/19

This Statement of Information was prepared on: 20/11/19