

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

5 Errard Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$630,000 & \$670,000

Median sale price

Median price \$395,000 House X Unit Suburb or locality Ballarat Central

Period - From 01/10/2016 to 30/09/2017 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		
2		
3		

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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Indicative Selling Price

\$630,000 - \$670,000

Median House Price

Year ending September 2017: \$395,000



 3  2  3

Rooms: 5

Property Type: House (Res)

Land Size: 1073 sqm approx

Agent Comments

This charming Californian Bungalow situated in the heart of town, offers the discerning purchaser a wonderful opportunity to enter the vibrant Central Ballarat property market. Boasting 3 abundant bedrooms, (Master with Ensuite/WIR & bay window seating) & two accommodating living areas this home represents a unique insight into the lifestyle possibilities central living has to offer. Hardwood timber flooring, hydronic heating along with 2 split systems, front and rear access (under cover parking for 3 vehicles), beautiful established gardens, well-appointed kitchen.

Comparable Properties

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