

WE DELIVER RESULTS

STATEMENT OF INFORMATION

312 ASCOT STREET S, BALLARAT CENTRAL, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



312 ASCOT STREET S, BALLARAT

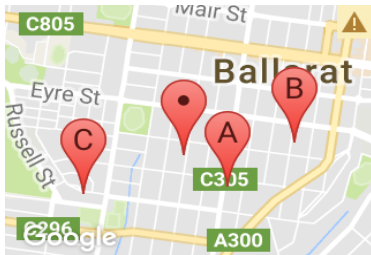
 3  1  2

Indicative Selling Price

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

Price Range: \$335,000 to \$359,000

MEDIAN SALE PRICE



BALLARAT CENTRAL, VIC, 3350

Suburb Median Sale Price (House)

\$374,500

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



405 DRUMMOND ST, BALLARAT CENTRAL,

 3  1  1

Sale Price

***\$342,000**

Sale Date: 27/04/2017

Distance from Property: 365m



219 LYONS ST, BALLARAT CENTRAL, VIC 3350

 3  -  -

Sale Price

\$355,000

Sale Date: 23/02/2017

Distance from Property: 731m



13 WALLER AVE, NEWINGTON, VIC 3350

 3  2  -

Sale Price

\$366,000

Sale Date: 13/02/2017

Distance from Property: 714m



This report has been compiled on 03/07/2017 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

312 ASCOT STREET S, BALLARAT CENTRAL, VIC 3350

Indicative selling price

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

Price Range:

\$335,000 to \$359,000

Median sale price

Median price

\$374,500

House

X

Unit


Suburb

BALLARAT CENTRAL

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
405 DRUMMOND ST, BALLARAT CENTRAL, VIC 3350	*\$342,000	27/04/2017
219 LYONS ST, BALLARAT CENTRAL, VIC 3350	\$355,000	23/02/2017
13 WALLER AVE, NEWINGTON, VIC 3350	\$366,000	13/02/2017