

WE DELIVER RESULTS

STATEMENT OF INFORMATION

403 ARMSTRONG 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



403 ARMSTRONG STREET S, BALLARAT

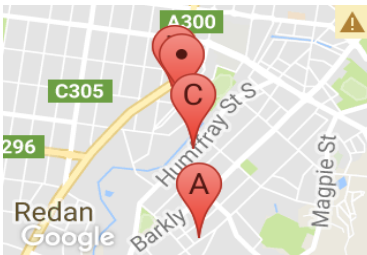
 2  1  2

Indicative Selling Price

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

Price Range: **\$285,000 to \$300,000**

MEDIAN SALE PRICE



BALLARAT CENTRAL, VIC, 3350

Suburb Median Sale Price (House)

\$418,000

01 April 2017 to 31 March 2018

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.



830 TRESS ST, MOUNT PLEASANT, VIC 3350

 2  1  1

Sale Price

\$288,595

Sale Date: 17/12/2017

Distance from Property: 934m



314 DOVETON ST, BALLARAT CENTRAL, VIC

 2  2  1

Sale Price

***\$350,000**

Sale Date: 27/03/2018

Distance from Property: 75m



714 HUMFFRAY ST, MOUNT PLEASANT, VIC

 2  1  2

Sale Price

\$290,000

Sale Date: 24/11/2017

Distance from Property: 292m



This report has been compiled on 03/05/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - 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

403 ARMSTRONG STREET S, BALLARAT CENTRAL, VIC 3350

Indicative selling price

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

Price Range:

\$285,000 to \$300,000

Median sale price

Median price

\$418,000

House

X

Unit


Suburb

BALLARAT
CENTRAL

Period

01 April 2017 to 31 March 2018

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
830 TRESS ST, MOUNT PLEASANT, VIC 3350	\$288,595	17/12/2017
314 DOVETON ST, BALLARAT CENTRAL, VIC 3350	*\$350,000	27/03/2018
714 HUMFFRAY ST, MOUNT PLEASANT, VIC 3350	\$290,000	24/11/2017