

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	3 Skipton Street, Ballarat Central Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$325,000

Median sale price

Median price	\$395,000	Hou	ise 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

Auc	areas or comparable property	1 1100	Date of Sale
1	504a Urquhart St BALLARAT CENTRAL 3350	\$330,000	23/10/2017
2	309 South St BALLARAT CENTRAL 3350	\$321,000	22/06/2017
3	103 Urquhart St BALLARAT CENTRAL 3350	\$320,000	21/12/2016

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.



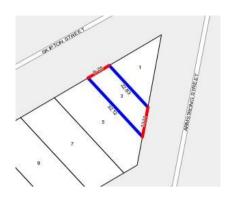


Price

Date of sale

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Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$325,000 Median House Price Year ending September 2017: \$395,000

Comparable Properties



504a Urquhart St BALLARAT CENTRAL 3350

(REI/VG)

-3

i

Price: \$330,000 Method: Private Sale Date: 23/10/2017

Rooms: -

Property Type: House (Res) **Land Size:** 268 sqm approx



309 South St BALLARAT CENTRAL 3350 (VG)

42



6

Price: \$321,000 Method: Sale Date: 22/06/2017

Rooms: -

Property Type: House (Res) Land Size: 288 sqm approx



103 Urquhart St BALLARAT CENTRAL 3350

(REI/VG)

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Price: \$320,000 **Method:** Private Sale **Date:** 21/12/2016

Rooms: -

Property Type: House (Res) Land Size: 272 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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