

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

3 Skipton Street, Ballarat Central Vic 3350

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 House ☒ 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	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.



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) **Agent Comments**



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) **Agent Comments**



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) **Agent Comments**



Price: \$320,000
Method: Private Sale
Date: 21/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 272 sqm approx