

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 or
locality and postcode

712 Mair Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price

\$1,290,000

Median sale price

Median price

\$475,000

Property Type

House

Suburb

Ballarat Central

Period - From

13/09/2018

to

12/09/2019

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 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
1	1104 Eyre St NEWINGTON 3350	\$1,350,000	19/03/2019
2	117 Webster St LAKE WENDOUREE 3350	\$1,300,000	28/02/2018
3	28 Windermere St BALLARAT CENTRAL 3350	\$1,290,000	16/04/2019

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 18 months.~~

This Statement of Information was prepared on:

16/09/2019



5 3 2

Property Type: House

Land Size: 981 sqm approx

Agent Comments

Iconic "Ellisland" built around 1905, for a high profile Gold Mining Manager who held prominent positions in major mining companies in Ballarat during the halcyon days also owning a foundry he was responsible for producing the superb fountains which still grace the City of Ballarat today. This enormous home offers timeless elegance with a sleek modern edge making ideal for todays family lifestyle was built to impress and a grand statement which does not disappoint from the moment you enter the property.

Comparable Properties



1104 Eyre St NEWINGTON 3350 (REI/VG)

Agent Comments

4 2 4

Price: \$1,350,000

Method: Private Sale

Date: 19/03/2019

Rooms: 9

Property Type: House

Land Size: 1030 sqm approx



117 Webster St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

4 3 3

Price: \$1,300,000

Method: Private Sale

Date: 28/02/2018

Rooms: 7

Property Type: House (Res)

Land Size: 1213 sqm approx



28 Windermere St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$1,290,000

Method: Private Sale

Date: 16/04/2019

Property Type: House

Land Size: 673 sqm approx