Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	712 Mair Street, Ballarat Central Vic 3350
Including suburb or	
locality and postcode	

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	Pro	perty 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

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



Date of sale

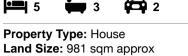
hockingstuart

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> **Indicative Selling Price** \$1,290,000 **Median House Price**

13/09/2018 - 12/09/2019: \$475,000





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)

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)

Price: \$1,300,000 Method: Private Sale Date: 28/02/2018

Rooms: 7

Property Type: House (Res) Land Size: 1213 sqm approx **Agent Comments**

Agent Comments



28 Windermere St BALLARAT CENTRAL 3350

(REI/VG)

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Price: \$1,290,000 Method: Private Sale Date: 16/04/2019 Property Type: House Land Size: 673 sqm approx Agent Comments

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