

Statement of Information

daniel@ballaratpropertygroup.com.au

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

34 Anderson Street West, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$195,000

&

\$210,000

Median sale price

Median price \$422,500

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/04/2017

to

31/03/2018

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	415 ARMSTRONG St.S BALLARAT CENTRAL 3350	\$233,000	14/06/2017
2	4 Callow St GOLDEN POINT 3350	\$202,000	12/03/2017
3	8 Little Dodds St GOLDEN POINT 3350	\$200,000	11/04/2017

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:

Agent Comments

Comparable Properties



**415 ARMSTRONG St.S BALLARAT CENTRAL
3350 (REI/VG)**

Agent Comments



Price: \$233,000

Method: Private Sale

Date: 14/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 416 sqm approx



4 Callow St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$202,000

Method: Private Sale

Date: 12/03/2017

Rooms: 3

Property Type: House

Land Size: 520 sqm approx

8 Little Dodds St GOLDEN POINT 3350 (VG)

Agent Comments



Price: \$200,000

Method: Sale

Date: 11/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 627 sqm approx