

## 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

414 Errard Street South, Ballarat Central Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000

&

\$470,000

#### Median sale price

Median price \$456,250

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/04/2018

to

31/03/2019

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 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		
2		
3		

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:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1060 sqm approx

Agent Comments

A rare find in Ballarat Central, 414 Errard Street a sensational brick home perfectly positioned on 1000sqm (approx) so close to the heart of Ballarat. Ideal for buyers looking for their forever home, with ample room for a rearward extension (STCA) while still allowing plenty of room for gardens, shedding and more. Or equally lending itself to a future town house development (also STCA of course!), with sufficient room for two further dwellings while retaining the existing home.

## Comparable Properties

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.