

# 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

12B Kent Street, Ballarat Central 3350

### Indicative selling price

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

Single price

\$\*

or range between

\$570,000

&

\$605,000

### Median sale price

Median price

\$400,000

\*House

X

\*Unit

Suburb  
or locality

Ballarat Central

Period - From

June 2018

to

Sept 2018

Source

REIV

### Comparable property sales

**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
7 Kent Street, Ballarat Central 3350	\$570,000	01/10/2018
802 Urquhart Street, Ballarat Central 3350	\$588,000	05/12/2018
7 Malakoff Street, Newington 3350	\$595,000	11/12/2018