



Rooms: Property Type: Vacant Land Land Size: 478 sqm Agent Comments Indicative Selling Price \$189,000 Median House Price March quarter 2017: \$395,000

## **Comparable Properties**

18a Barkly St BALLARAT EAST 3350 (VG) 🍋 - 🙀 - 🏠 -	Agent Comments
Price: \$220,000	
Method: Sale	
Date: 06/12/2016	
Rooms: - Property Type: Land	
17b Magpie St GOLDEN POINT 3350 (VG)	Agent Comments
Price: \$179,000	
Method: Sale	
Date: 22/12/2015	
Rooms: -	
Property Type: Land	
 Land Size: 518 sqm	
19a Magpie St GOLDEN POINT 3350 (VG)	Agent Comments
Price: \$170,000	
Method: Sale	
Date: 22/12/2015	
Rooms: -	
Property Type: Land Land Size: 505 sqm	

Account - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765

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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 andpostcode

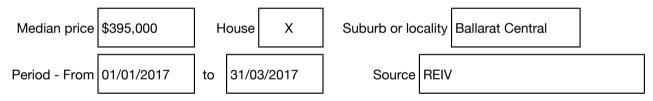
1 Surrey Street, Ballarat Central Vic 3350

#### Indicative selling price

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

Single price \$189,000

#### Median sale price



#### **Comparable property sales**

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
18a Barkly St BALLARAT EAST 3350	\$220,000	06/12/2016
17b Magpie St GOLDEN POINT 3350	\$179,000	22/12/2015
19a Magpie St GOLDEN POINT 3350	\$170,000	22/12/2015

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