



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

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

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

Median price \$395,000

House X

Suburb or locality Ballarat Central

Period - From 01/01/2017

to 31/03/2017

Source REIV

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