

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

604 Urquhart Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$275,000 & \$295,000

Median sale price

Median price \$472,500 House ☒ Unit ☐ Suburb or locality Ballarat Central

Period - From 01/01/2018 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	308 Dawson St.S BALLARAT CENTRAL 3350	\$320,000	03/11/2017
2	232 Raglan St.S BALLARAT CENTRAL 3350	\$315,000	01/09/2017
3	312 Ripon St.S BALLARAT CENTRAL 3350	\$282,500	19/06/2017

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: House
Land Size: 227 sqm approx
Agent Comments

Indicative Selling Price
\$275,000 - \$295,000
Median House Price
March quarter 2018: \$472,500

Comparable Properties

308 Dawson St.S BALLARAT CENTRAL 3350 (VG) Agent Comments



Price: \$320,000
Method: Sale
Date: 03/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 276 sqm approx



232 Raglan St.S BALLARAT CENTRAL 3350 (REI/VG) Agent Comments



Price: \$315,000
Method: Private Sale
Date: 01/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 243 sqm approx



312 Ripon St.S BALLARAT CENTRAL 3350 (REI/VG) Agent Comments



Price: \$282,500
Method: Private Sale
Date: 19/06/2017
Rooms: 3
Property Type: House
Land Size: 263 sqm approx