

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	604 Urquhart Street, Ballarat Central Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$275,000	&	\$295,000
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Median sale price

Median price	\$472,500	Ηοι	ise X	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

,	and the companion property		
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.





Price

Date of sale

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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)

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Price: \$320,000 Method: Sale Date: 03/11/2017 Rooms: -

Property Type: House (Res) **Land Size:** 276 sqm approx

Agent Comments



232 Ragian St.S BALLARAT CENTRAL 3350

(REI/VG)

€ 2

Price: \$315,000 Method: Private Sale Date: 01/09/2017

Property Type: House (Res) **Land Size:** 243 sqm approx

Agent Comments



312 Ripon St.S BALLARAT CENTRAL 3350

(REI/VG)

Rooms: -

- 2

• 1

2

Price: \$282,500 Method: Private Sale Date: 19/06/2017 Rooms: 3

Property Type: House Land Size: 263 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

Agent Comments





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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