

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

10 Pisgah Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$420,000 & \$430,000

Median sale price

Median price \$475,000 House X Unit Suburb or locality Ballarat Central

Period - From 01/10/2018 to 31/12/2018 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	518 Havelock St SOLDIERS HILL 3350	\$484,000	12/12/2018
2	708 Barkly St MOUNT PLEASANT 3350	\$450,000	18/12/2018
3	504 Eyre St BALLARAT CENTRAL 3350	\$420,000	18/12/2018

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.

10 Pisgah Street, Ballarat Central Vic 3350

Lisa Eden-Horvat

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Indicative Selling Price

\$420,000 - \$430,000

Median House Price

December quarter 2018: \$475,000



3 1 4

Rooms:

Property Type: House

Land Size: 754 sqm approx

Agent Comments

Comparable Properties



518 Havelock St SOLDIERS HILL 3350 (REI)

Agent Comments

- - -

Price: \$484,000

Method: Private Sale

Date: 12/12/2018

Rooms: 3

Property Type: House (Res)



708 Barkly St MOUNT PLEASANT 3350 (REI)

Agent Comments

3 1 1

Price: \$450,000

Method: Private Sale

Date: 18/12/2018

Rooms: -

Property Type: House

Land Size: 986 sqm approx



504 Eyre St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$420,000

Method: Private Sale

Date: 18/12/2018

Rooms: -

Property Type: House

Land Size: 323 sqm approx