

## 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

23 Talbot Street, Ballarat Central Vic 3350

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000

&amp;

\$720,000

**Median sale price**

Median price \$395,000

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/10/2016

to

30/09/2017

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	3 Mill St BALLARAT CENTRAL 3350	\$720,000	25/09/2017
2	9 Surrey St BALLARAT CENTRAL 3350	\$715,000	12/01/2017
3	10 Dawson St.S BALLARAT CENTRAL 3350	\$710,000	22/02/2017

**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.



4   
 2   
 2

**Rooms:** 6**Property Type:** House (Previously Occupied - Detached)**Land Size:** 374 sqm approx

Agent Comments

Set in one of Ballarat's finest locations, this residence combines a low maintenance lifestyle with an inner city address. Boasting 3 bedrooms, including the master with walk-in-robe and full ensuite plus a separate study (or handy forth bedroom). The impressive open plan living zone and stylish kitchen opens to a lovely decked entertaining area and private rear garden. Other features include a double garage with rear access, central heating and security system. Location is the key, conveniently within walking distance to the lake, hospitals, primary and secondary schools.

## Comparable Properties

**3 Mill St BALLARAT CENTRAL 3350 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$720,000**Method:** Private Sale**Date:** 25/09/2017**Rooms:** -**Property Type:** House (Res)**9 Surrey St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

4   
 2   
 4

**Price:** \$715,000**Method:** Private Sale**Date:** 12/01/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 616 sqm approx**10 Dawson St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

4   
 2   
 4

**Price:** \$710,000**Method:** Private Sale**Date:** 22/02/2017**Rooms:** -**Property Type:** House**Land Size:** 766 sqm approx