

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

10 Monteith Place, Ballarat, VIC 3353

Indicative selling price

\$ 520,000

Range between

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

Median sale price

Median price
\$ 425,000

House

*Delete house or unit as applicable

Suburb
BALLARAT CENTRAL

Period
26/12/2017 - 26/06/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



206/18 WENDOUREE PARADE
LAKE WENDOUREE

2 2 2

Normal Sale \$532,500
Date Sold 16/07/2018
Land 2907 sqm



404 DRUMMOND STREET
BALLARAT CENTRAL

3 1 2

Normal Sale \$519,500
Date Sold 28/08/2018
Land 224 sqm



207/18 WENDOUREE PARADE
LAKE WENDOUREE

2 2 2

Normal Sale \$510,000
Date Sold 21/03/2018
Land 2906 sqm