

2/711 Skipton Street, Ballarat Central Vic 3350



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Indicative Selling Price  
~~\$280,000~~ - \$295,000

Median House Price

March quarter 2017: \$395,000



Rooms:  
Property Type:  
Agent Comments

## Comparable Properties

4/501 Bradshaw St GOLDEN POINT 3350 (REI) Agent Comments



Price: \$305,000  
Method: Private Sale  
Date: 30/06/2016  
Rooms: 6  
Property Type: Townhouse (Res)



2/719 Tress St MOUNT PLEASANT 3350 (REI) Agent Comments



Price: \$289,000  
Method: Private Sale  
Date: 02/03/2017  
Rooms: 4  
Property Type: Unit



8/406 Bradshaw St GOLDEN POINT 3350 (REI/VG) Agent Comments



Price: \$282,500  
Method: Private Sale  
Date: 17/02/2017  
Rooms: -  
Property Type: House (Res)  
Land Size: 300 sqm

## 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 2/711 Skipton 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)

\$280,000 - \$295,000

#### Median sale price

Median price \$395,000

House X

Suburb or locality Ballarat Central

Period - From 01/01/2017

to

31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
4/501 Bradshaw St GOLDEN POINT 3350	\$305,000	30/06/2016
2/719 Tress St MOUNT PLEASANT 3350	\$289,000	02/03/2017
8/406 Bradshaw St GOLDEN POINT 3350	\$282,500	17/02/2017