

# 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

706 South 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

\$360,000

&

\$380,000

### Median sale price

Median price

\$520,000

Property Type

House

Suburb

Ballarat Central

Period - From

11/02/2019

to

10/02/2020

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 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
1	125 Errard St.S BALLARAT CENTRAL 3350	\$390,000	28/10/2019
2	305 Urquhart St BALLARAT CENTRAL 3350	\$385,000	25/03/2019
3	707 South St BALLARAT CENTRAL 3350	\$370,000	21/10/2019

**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 18 months.~~

This Statement of Information was prepared on:

11/02/2020 14:21

Francesca Nicol

03 5331 3911

0412 276 899

fnicol@bigginScott.com.au

**Indicative Selling Price**

\$360,000 - \$380,000

**Median House Price**

11/02/2019 - 10/02/2020: \$520,000



**Property Type:** House (Res)

**Land Size:** 622 sqm approx

Agent Comments

## Comparable Properties



**125 Errard St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments



**Price:** \$390,000

**Method:** Private Sale

**Date:** 28/10/2019

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 486 sqm approx



**305 Urquhart St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments



**Price:** \$385,000

**Method:** Private Sale

**Date:** 25/03/2019

**Property Type:** House (Res)

**Land Size:** 451 sqm approx



**707 South St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments



**Price:** \$370,000

**Method:** Private Sale

**Date:** 21/10/2019

**Property Type:** House

**Land Size:** 407 sqm approx