

# 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 408 Raglan Street South, Ballarat Central 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$395,000 & \$430,000

### Median sale price

Median price \$470,500 Property type House Suburb Ballarat Central

Period - From 29/07/2018 to 29/07/2019 Source Corelogic

### 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
418 Raglan Street South, Ballarat Central 3350	\$425,000	10/08/2018
323 Raglan Street South, Ballarat Central 3350	\$395,000	15/09/2018
316 Lyon Street South, Ballarat Central 3350	\$400,100	10/07/2018

This Statement of Information was prepared on: 13/09/2019