

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/8 Church Street, Ballarat Central 3350

### Indicative selling price

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

Single price

\$\*

or range between

\$480,000

&

\$500,000

### Median sale price

Median price

\$274,000

\*House

\*Unit

X

Suburb  
or locality

Ballarat Central 3350

Period - From

01/05/2018

to

28/05/2019

Source

REA

### Comparable property sales

**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
1/20 Pleasant Street South, Newington 3350	\$476,000	02/06/2018
1/6 Drummond Street South, Ballarat Central 3350	\$515,000	18/05/2018
3/18 Wendouree Parade, Lake Wendouree 3350	\$550,000	24/04/2018