

## 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

14 Hickman 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 & \$370,000

#### Median sale price

Median price \$447,500 House ☒ Unit ☐ Suburb or locality Ballarat Central

Period - From 01/10/2017 to 30/09/2018 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 eighteen 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	225-239 Yarrowee Pde REDAN 3350	\$430,000	09/07/2018
2	303 Yarrowee Pde REDAN 3350	\$408,000	04/09/2018
3	111 Hickman St BALLARAT CENTRAL 3350	\$380,000	24/05/2018

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 eighteen months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 975 sqm approx

Agent Comments

## Comparable Properties



**225-239 Yarrowee Pde REDAN 3350 (REI)**

Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 09/07/2018

**Rooms:** 12

**Property Type:** House

**Land Size:** 1145 sqm approx



**303 Yarrowee Pde REDAN 3350 (REI/VG)**

Agent Comments



**Price:** \$408,000

**Method:** Private Sale

**Date:** 04/09/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 1550 sqm approx



**111 Hickman St BALLARAT CENTRAL 3350 (VG)**

Agent Comments



**Price:** \$380,000

**Method:** Sale

**Date:** 24/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1099 sqm approx