

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 127 Errard Street South, Ballarat Central Vic 3350

Indicative selling price

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

Single price \$325,000

or range between \$*

&

\$

Median sale price

Median price \$455,000

Property type House

Suburb Ballarat Central

Period - From 01/09/18

to

31/08/19

Source Core logic

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
6 Fawkner Street, Ballarat Central 3350	\$320,000	02/12/18
402 Lyons Street South, Ballarat Central 3350	\$335,000	01/02/19
413 Errard Street, Ballarat Central 3350	\$317,000	01/12/18

This Statement of Information was prepared on: 16/09/2019