

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 andpostcode		
ndicative selling pric	ce	

Ir

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$240,000	&	\$260,000	

Median sale price

Median price	\$265,000	Hou	ese	Unit	х	Suburb or locality	Ballarat Central
Period - From	01/01/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale	
1	5/12 Pisgah St BALLARAT CENTRAL 3350	\$250,000	07/04/2017	
2	4/15 Little Raglan St BALLARAT CENTRAL 3350	\$246,000	23/05/2017	
3	5/1 Hillside Dr BALLARAT NORTH 3350	\$240,000	25/09/2017	

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable-B* properties were sold within five kilometres of the property for sale in the last eighteen months.

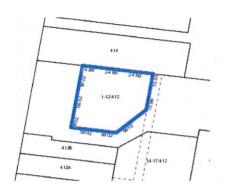




Account - Titheridge Real Estate | P: 03 5332 2137 | F: 53 331 507

4/412 Drummond Street North, Ballarat Central Vic 3350







Rooms: 4

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$240,000 - \$260,000 **Median Unit Price** Year ending December 2017: \$265,000

Comparable Properties



5/12 Pisgah St BALLARAT CENTRAL 3350

(REI)

Price: \$250,000 Method: Private Sale Date: 07/04/2017 Rooms: -

Property Type: Unit

Land Size: 180 sqm approx

Agent Comments

Agent Comments



4/15 Little Raglan St BALLARAT CENTRAL

3350 (REI)

2





Price: \$246,000 Method: Private Sale Date: 23/05/2017 Rooms: 4

Property Type: Unit

5/1 Hillside Dr BALLARAT NORTH 3350 (REI)





Price: \$240,000

Rooms: -

Property Type: Unit

Method: Private Sale Date: 25/09/2017

Agent Comments





Generated: 30/01/2018 11:32



