# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

123 CRESWICK ROAD, BALLARAT CENTRAL, VIC 3350 PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

## **123 CRESWICK ROAD, BALLARAT**

**Indicative Selling Price** 

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

Price Range:

\$449,000 to \$480,000

#### **MEDIAN SALE PRICE**

### **BALLARAT CENTRAL, VIC, 3350**

**Suburb Median Sale Price (House)** 

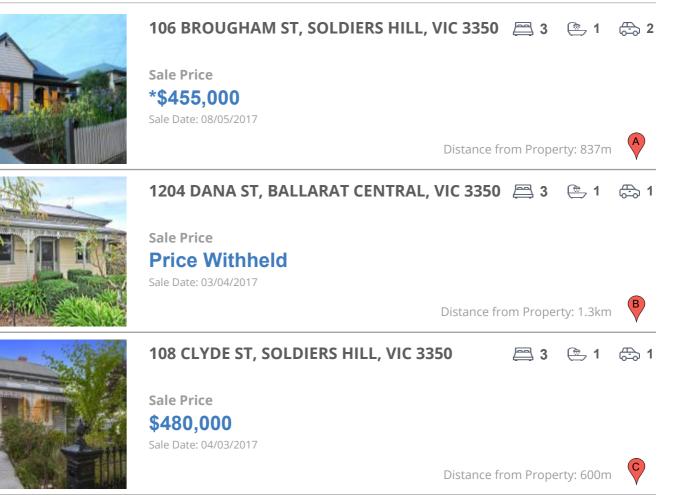
\$380,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

#### **COMPARABLE PROPERTIES**

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.



This report has been compiled on 19/07/2017 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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#### 617 ARMSTRONG ST, SOLDIERS HILL, VIC 3350 🚝 4 🛛 🗁 2 🚓 2

**Sale Price** \***\$470,000** Sale Date: 31/03/2017

Distance from Property: 927m



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## 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 and postcode

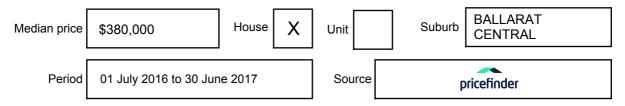
#### Indicative selling price

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

Price Range:

\$449,000 to \$480,000

#### Median sale price



#### **Comparable property sales**

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
106 BROUGHAM ST, SOLDIERS HILL, VIC 3350	*\$455,000	08/05/2017
1204 DANA ST, BALLARAT CENTRAL, VIC 3350	Price Withheld	03/04/2017
108 CLYDE ST, SOLDIERS HILL, VIC 3350	\$480,000	04/03/2017
617 ARMSTRONG ST, SOLDIERS HILL, VIC 3350	*\$470,000	31/03/2017

