

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

 3  1  2

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: 

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.



106 BROUGHAM ST, SOLDIERS HILL, VIC 3350

 3  1  2

Sale Price

***\$455,000**

Sale Date: 08/05/2017

Distance from Property: 837m



1204 DANA ST, BALLARAT CENTRAL, VIC 3350

 3  1  1

Sale Price

Price Withheld

Sale Date: 03/04/2017

Distance from Property: 1.3km



108 CLYDE ST, SOLDIERS HILL, VIC 3350

 3  1  1

Sale Price

\$480,000

Sale Date: 04/03/2017

Distance from Property: 600m



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



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

123 CRESWICK ROAD, BALLARAT CENTRAL, VIC 3350

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

Median price

\$380,000

House

X

Unit


Suburb

BALLARAT CENTRAL

Period

01 July 2016 to 30 June 2017

Source



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 |