# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address including suburb and postcode

35 Johnson Street, Ballarat Central, VIC 3350

#### Indicative selling price

Single Price or Range between

\$450,000 - \$480,000

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

#### Median sale price

| Median Price | Property Type | Suburb           |
|--------------|---------------|------------------|
| \$475,000    | House         | BALLARAT CENTRAL |
| Period From  | Period To     | Source           |
| 03/06/2018   | 03/12/2019    | Core Logic       |

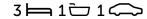
#### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



## 8 HILLSIDE DRIVE BALLARAT NORTH

Price \$420,000 Date of Sale 06/11/2019 Land 795 sgm





## 9 MAGPIE STREET GOLDEN POINT

Price \$455,000 Date of Sale 16/09/2019 Land 649 sqm 3 **⇒** 1 **⇒** 2 **⇔** 



# 123 CRESWICK ROAD BALLARAT CENTRAL

Price \$480,000 Date of Sale 12/09/2019 Land 572 sqm 3 **□** 2 **□** 2 **○**