

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

\$475,000

Property Type

House

Suburb

BALLARAT CENTRAL

Period From

03/06/2018

Period To

03/12/2019

Source

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**

3 1 1

Price \$420,000

Date of Sale 06/11/2019

Land 795 sqm



**9 MAGPIE STREET
GOLDEN POINT**

3 1 2

Price \$455,000

Date of Sale 16/09/2019

Land 649 sqm



**123 CRESWICK ROAD
BALLARAT CENTRAL**

3 2 2

Price \$480,000

Date of Sale 12/09/2019

Land 572 sqm