

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 or
locality and postcode

4 Kent Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price \$730,000

or range between \$

&

\$

Median sale price

Median price \$725,000

*House

X

*Unit

Suburb
or locality

Ballarat Central

Period - From

19/08/2017

to

24/11/2017

Source

Property Data

Comparable property sales

A* 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
1456 Sturt Street, Lake Wendouree 3350	\$765,000	28/08/2017
106a Burnbank Street, Wendouree 3350	\$742,000	12/10/2017
107 Lyons St.S, Ballarat Central 3350	\$720,000	19/08/2017