

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

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

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

209 Eyre Street, Ballarat Central Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000

&

\$760,000

#### Median sale price

Median price \$456,250

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/01/2018

to

31/12/2018

Source REIV

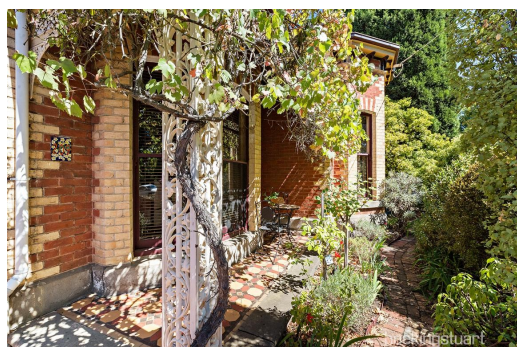
#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 |
|---|------------------------------------|-----------|--------------|
| 1 | 7 Hotham St LAKE WENDOUREE 3350    | \$775,000 | 17/08/2018   |
| 2 | 108 Frank St BALLARAT CENTRAL 3350 | \$745,000 | 26/02/2018   |
| 3 | 706 Eyre St BALLARAT CENTRAL 3350  | \$720,000 | 02/03/2018   |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



3   
 2   
 2

**Rooms:** 6

**Property Type:** House

**Land Size:** 435 sqm approx

Agent Comments

Sitting eloquently amidst a private cottage garden is a magnificent Victorian residence of grand proportions, perfectly located within walking distance to the CBD, hospitals and Lake Wendouree. This bespoke residence boasts a magnificent formal lounge with beautiful bay window, marble fireplace and ornate cornices, 3 generous bedrooms and two spacious bathrooms.

## Comparable Properties



**7 Hotham St LAKE WENDOUREE 3350**  
(REI/VG)

Agent Comments

3   
 2   
 1

**Price:** \$775,000

**Method:** Private Sale

**Date:** 17/08/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 355 sqm approx



**108 Frank St BALLARAT CENTRAL 3350**  
(REI/VG)

Agent Comments

3   
 2   
 1

**Price:** \$745,000

**Method:** Private Sale

**Date:** 26/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 466 sqm approx



**706 Eyre St BALLARAT CENTRAL 3350**  
(REI/VG)

Agent Comments

3   
 2   
 3

**Price:** \$720,000

**Method:** Private Sale

**Date:** 02/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 486 sqm approx