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

706 South Street, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$400,000		&		\$420,000					
Median sale pi	rice									
Median price	\$550,000	Pro	operty Type	Hou	se		Suburb	Ballarat Central		
Period - From	13/01/2020	to	12/01/2021		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	125 Errard St.S BALLARAT CENTRAL 3350	\$405,500	09/09/2020
2	314a Ripon St.S BALLARAT CENTRAL 3350	\$400,000	09/08/2020
3	701 South St BALLARAT CENTRAL 3350	\$400,000	26/11/2019

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 18 months.

This Statement of Information was prepared on:

13/01/2021 17:16









Property Type: House Land Size: 622 sqm approx Agent Comments Francesca Nicol 03 5331 3911 0412 276 899 fnicol@bigginscott.com.au

Indicative Selling Price \$400,000 - \$420,000 Median House Price 13/01/2020 - 12/01/2021: \$550,000

Comparable Properties



125 Errard St.S BALLARAT CENTRAL 3350 (REI)



Price: \$405,500 Method: Private Sale Date: 09/09/2020 Property Type: House

Agent Comments



314a Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$400,000 Method: Private Sale Date: 09/08/2020 Property Type: House Land Size: 319 sqm approx

701 South St BALLARAT CENTRAL 3350 (REI/VG)



Price: \$400,000 Method: Private Sale Date: 26/11/2019 Property Type: Land Land Size: 710 sqm approx Agent Comments

Account - Biggin & Scott | P: 03 5331 3911



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.