

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 between \$400,000 & \$420,000

Median sale price

Median price \$550,000 Property Type House Suburb Ballarat Central

Period - From 13/01/2020 to 12/01/2021 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 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
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

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Indicative Selling Price

\$400,000 - \$420,000

Median House Price

13/01/2020 - 12/01/2021: \$550,000



3 1 2

Property Type: House

Land Size: 622 sqm approx

Agent Comments

Comparable Properties



125 Errard St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

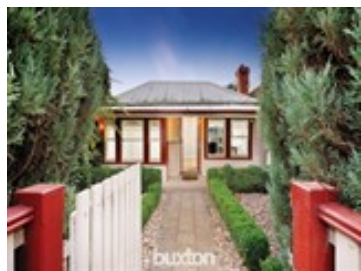
2 1 1

Price: \$405,500

Method: Private Sale

Date: 09/09/2020

Property Type: House



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

Agent Comments

3 1 1

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)

Agent Comments

3 - -

Price: \$400,000

Method: Private Sale

Date: 26/11/2019

Property Type: Land

Land Size: 710 sqm approx