

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

113 Errard Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$505,000

Property Type

House

Suburb

Ballarat Central

Period - From

01/07/2019

to

30/09/2019

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	7 Pleasant St.S BALLARAT CENTRAL 3350	\$679,000	05/03/2019
2	516 Barkly St GOLDEN POINT 3350	\$632,500	11/08/2018
3	903 Dana St BALLARAT CENTRAL 3350	\$600,000	10/10/2018

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 18 months.~~

This Statement of Information was prepared on:

19/11/2019 10:19



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
September quarter 2019: \$505,000

Comparable Properties



7 Pleasant St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$679,000
Method: Private Sale
Date: 05/03/2019
Rooms: 7
Property Type: House
Land Size: 400 sqm approx



516 Barkly St GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$632,500
Method: Auction Sale
Date: 11/08/2018
Rooms: 5
Property Type: House
Land Size: 400 sqm approx



903 Dana St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 10/10/2018
Property Type: House (Res)
Land Size: 486 sqm approx