

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

310 Urquhart Street, Ballarat Central, VIC 3350

Indicative selling price

\$ 435,000 - \$465,000

Range between

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

Median sale price

Median price
\$ 425,000

House

*Delete house or unit as applicable

Suburb
BALLARAT CENTRAL

Period
19/08/2018 - 15/02/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



405 RUSSELL STREET
NEWINGTON

3 1 1

Normal Sale \$447,000
Date Sold 13/09/2018
Land 669 sqm



215 RAGLAN STREET
BALLARAT CENTRAL

3 1 2

Agents Advice - Sale *\$422,000
Date Sold 13/10/2018
Land 668.98 sqm



119 LYONS STREET
BALLARAT CENTRAL

4 1 2

Normal Sale \$457,500
Date Sold 05/12/2018
Land 269 sqm