

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 611 Doveton Street North, Ballarat Central 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$580,000 & \$620,000

Median sale price

Median price \$480,250 Property type House Suburb Soldiers Hill

Period - From 01/03/2019 to 29/02/2020 Source Corelogic

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
307 Crompton Street, Soldiers Hill 3350	\$600,000	07/02/2020
410 Lydiard Street, Soldiers Hill 3350	\$645,000	03/03/2020
107 Clissold Street, Black Hill 3350	\$620,000	29/01/2020

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: 25/03/2020