

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address  
Including suburb and  
postcode

706 Eyre Street, Ballarat Central Vic 3350

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$675,000

&amp;

\$720,000

**Median sale price**

Median price \$414,000

House

X

Unit

Suburb

Ballarat Central

Period - From 01/01/2017

to

31/12/2017

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	606 Sebastopol St BALLARAT CENTRAL 3350	\$645,000	23/10/2017
2	14 Church St BALLARAT CENTRAL 3350	\$620,000	23/08/2017
3	1007 Dana St BALLARAT CENTRAL 3350	\$605,000	16/11/2017

**OR**

- B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3   
 2   
 3

**Rooms:** 5**Property Type:** House (Previously Occupied - Detached)**Land Size:** 486 sqm approx

Agent Comments

This beautiful property is ideally located in one of Ballarats most desired central locations. Just two blocks from Sturt Street, walking distance to health services, cafes, local schools and only 2km from the train station. A wonderful unique inclusion of this property is the rear access and a 12m x 6m, 3 car garage with remote access. Ample space for the cars, caravan, bikes and/or workshop. Restored features promote the proportions of the Victorian era. The wide central hall way, high ceilings, original fireplaces, ornate veranda lace work and decorative leadlight are impressive.

## Comparable Properties



**606 Sebastopol St BALLARAT CENTRAL 3350** Agent Comments (REI)

3   
 2   
 2

**Price:** \$645,000**Method:** Private Sale**Date:** 23/10/2017**Rooms:** -**Property Type:** House**Land Size:** 489 sqm approx

**14 Church St BALLARAT CENTRAL 3350** Agent Comments (REI/VG)

3   
 1   
 1

**Price:** \$620,000**Method:** Private Sale**Date:** 23/08/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 405 sqm approx

**1007 Dana St BALLARAT CENTRAL 3350** Agent Comments (REI/VG)

3   
 1   
 2

**Price:** \$605,000**Method:** Private Sale**Date:** 16/11/2017**Rooms:** 4**Property Type:** House**Land Size:** 519 sqm approx