

## 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

703 Mair 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 \$769,000 & \$799,000

#### Median sale price

Median price \$525,000 House X Unit Suburb or locality Ballarat Central

Period - From 01/01/2019 to 31/03/2019 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 eighteen 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	418 Drummond St.N BALLARAT CENTRAL 3350	\$875,000	16/10/2018
2	61 Victoria Av LAKE WENDOUREE 3350	\$850,000	11/04/2019
3	9 Kent St BALLARAT CENTRAL 3350	\$820,000	01/04/2019

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 eighteen months.



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**418 Drummond St.N BALLARAT CENTRAL  
3350 (REI/VG)**

Agent Comments



**Price:** \$875,000

**Method:** Private Sale

**Date:** 16/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 528 sqm approx



**61 Victoria Av LAKE WENDOUREE 3350  
(REI/VG)**

Agent Comments



**Price:** \$850,000

**Method:** Private Sale

**Date:** 11/04/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 450 sqm approx



**9 Kent St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments



**Price:** \$820,000

**Method:** Private Sale

**Date:** 01/04/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 460 sqm approx