

Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au

Statement of Information

Period - From 01/01/2019

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale								
Add Including subu locality andposte	rb or	703 Mair Street, Ballarat Central Vic 3350						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$769,000	&	\$799,000					
Median sale price								
Median price \$5	525,000	House X	Unit	Suburb or locality	Ballarat Central			

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

31/03/2019

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.

Source REIV

Add	dress 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.

A .....



Generated: 08/07/2019 19:43



Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au

> **Indicative Selling Price** \$835,000 - \$865,000 **Median House Price** March quarter 2019: \$525,000



## 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)

Price: \$850.000 Method: Private Sale Date: 11/04/2019

Rooms: -

Property Type: House Land Size: 450 sqm approx **Agent Comments** 

Agent Comments





9 Kent St BALLARAT CENTRAL 3350 (REI/VG) Agent Comments

Price: \$820,000 Method: Private Sale Date: 01/04/2019

Rooms: -

**=**3

Property Type: House Land Size: 460 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 08/07/2019 19:43