

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

318 Errard Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$649,000 & \$689,000

Median sale price

Median price \$520,000 Property Type House Suburb Ballarat Central

Period - From 27/11/2018 to 26/11/2019 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 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
1	214 Lyons St.S BALLARAT CENTRAL 3350	\$685,000	06/06/2018
2	223 Raglan St.S BALLARAT CENTRAL 3350	\$665,000	22/10/2019
3	322 Windermere St BALLARAT CENTRAL 3350	\$640,000	16/10/2018

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:

27/11/2019 10:43



Property Type: House

Land Size: 550 sqm approx

Agent Comments

Comparable Properties



214 Lyons St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 06/06/2018

Property Type: House

Land Size: 508 sqm approx



223 Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 22/10/2019

Property Type: House (Res)



322 Windermere St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 16/10/2018

Property Type: House

Land Size: 506 sqm approx