

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Property offered for sale - 1 Monteith Place, Ballarat Central, Vic 3350
(408 Drummond Street North, Ballarat Central)

INDICATIVE SELLING PRICE

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

Range between

\$540,000

&

\$580,000

MEDIAN SELLING PRICE

Median price

\$676,750

House

x

Suburb or
locality

Ballarat Central

Period - From

01/07/2017

to

30/06/2018

Source

Price Finder

COMPARABLE PROPERTY SALES

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 comparable to the property for sale.

Address of comparable property	Price	Date of Sale
16 Webster Street, BALLARAT CENTRAL, VIC 3350	\$580,000	12/02/2018
124 Creswick Road, BALLARAT CENTRAL, VIC 3350	\$671,000	19/09/2017
12 Webster Street, BALLARAT CENTRAL, VIC 3350	\$561,000	22/08/2017



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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.