

## 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 201 Dawson Street South, 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 \$690,000 & \$740,000

#### 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	706 Eyre St BALLARAT CENTRAL 3350	\$720,000	02/03/2018
2	23 Raglan St.S BALLARAT CENTRAL 3350	\$720,000	10/01/2018
3	5 Errard St.S BALLARAT CENTRAL 3350	\$685,000	13/02/2018

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.



4   
 2   
 1

**Rooms:****Property Type:** House (Res)**Land Size:** 533 sqm approx

Agent Comments

Timeless appeal with the ease of modern living, perfectly located, this family home offers a great base for vibrant city living. Beautifully presented, it incorporates 4 bedrooms, including the attic style master suite with walk in robe and ensuite. The striking lounge features classic box bay window, open fire place and built in oak cabinetry. The modern extension comprises a stylishly elegant kitchen with glass splashbacks, Corian benchtops, breakfast bar and quality appliances which overlooks the dining and family areas and opens to the private court yard garden.

## Comparable Properties

**706 Eyre St BALLARAT CENTRAL 3350 (REI)**

Agent Comments

3   
 2   
 3

**Price:** \$720,000**Method:** Private Sale**Date:** 02/03/2018**Rooms:** -**Property Type:** House (Res)**23 Raglan St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$720,000**Method:** Private Sale**Date:** 10/01/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 430 sqm approx**5 Errard St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

3   
 2   
 3

**Price:** \$685,000**Method:** Private Sale**Date:** 13/02/2018**Rooms:** -**Property Type:** House (Res)