

Tim Valpied 5329 2500 0418 504 169 tvalpied@hockingstuart.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale
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Address Including suburb and postcode	201 Dawson Street South, Ballarat Central Vic 3350
ndicative selling pric	ce  price see consumer vic gov au/underguoting

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For the meaning of this price see consumer.vic.gov.au/underquot	ing
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Range between	\$690,000	&	\$740,000
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#### Median sale price

Median price	\$414,000	Hou	ıse 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.

Add	dress 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.

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> Indicative Selling Price \$690,000 - \$740,000 Median House Price

Year ending December 2017: \$414,000

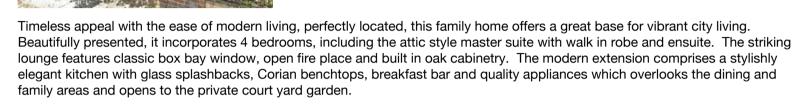




Rooms:

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

Agent Comments



# Comparable Properties



706 Eyre St BALLARAT CENTRAL 3350 (REI)

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3 🙀 2 🏳

**Price:** \$720,000 **Method:** Private Sale **Date:** 02/03/2018

Rooms: -

Property Type: House (Res)



23 Raglan St.S BALLARAT CENTRAL 3350

(REI)

**1** 3

**7** 1

Price: \$720,000 Method: Private Sale Date: 10/01/2018

Rooms: -

Property Type: House (Res) Land Size: 430 sqm approx **Agent Comments** 

Agent Comments



5 Errard St.S BALLARAT CENTRAL 3350 (REI) Agent Comments

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Price: \$685,000 Method: Private Sale Date: 13/02/2018

Rooms: -

Property Type: House (Res)

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