

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

1/115 Albert Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$260,000

&

\$270,000

Median sale price

Median price \$263,500

House

Unit

X

Suburb or locality

Ballarat Central

Period - From 01/07/2017

to

30/06/2018

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 eighteen 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 | 63 Peel St.S GOLDEN POINT 3350 | \$285,000 | 26/03/2018 |
| 2 | 2/319 Walker St BALLARAT NORTH 3350 | \$265,000 | 02/06/2018 |
| 3 | 4/509 Drummond St.S REDAN 3350 | \$262,000 | 03/07/2018 |

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 eighteen months.

1/115 Albert Street, Ballarat Central Vic 3350

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Indicative Selling Price

\$260,000 - \$270,000

Median Unit Price

Year ending June 2018: \$263,500



Rooms:

Property Type: Land

Land Size: 580 sqm approx

Agent Comments

Comparable Properties



63 Peel St.S GOLDEN POINT 3350 (REI/VG)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 26/03/2018

Rooms: -

Property Type: Townhouse (Single)



2/319 Walker St BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 02/06/2018

Rooms: -

Property Type: Townhouse (Single)

4/509 Drummond St.S REDAN 3350 (REI)

Agent Comments



Price: \$262,000

Method: Private Sale

Date: 03/07/2018

Rooms: -

Property Type: Apartment