

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

311 Talbot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$650,000

&

\$670,000

Median sale price

Median price \$456,250

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/04/2018

to

31/03/2019

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 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	706 Eyre St BALLARAT CENTRAL 3350	\$720,000	02/03/2018
2	5 Errard St.S BALLARAT CENTRAL 3350	\$685,000	13/02/2018
3	308 Ascot St.S BALLARAT CENTRAL 3350	\$665,000	21/04/2018

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.



3 2 2

Rooms: 5

Property Type: House

Land Size: 554 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$670,000

Median House Price

Year ending March 2019: \$456,250

Renovated and extended three bedroom home captures the essence of Ballarat central living, with a brilliant use of space and a tree lined address that is walking distance to the CBD. Custom-crafted for contemporary indoor-outdoor living and fine design has transformed this hidden gem. The bedrooms include a large master suite with a big walk in robe and a stunning ensuite with floor to ceiling tiles, stone bench top and double shower. The two remaining bedrooms include one with an additional built in robe. This house has created a living space that includes amazing storage.

Comparable Properties



706 Eyre St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

3 2 3

Price: \$720,000

Method: Private Sale

Date: 02/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 486 sqm approx



5 Errard St.S BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

3 2 3

Price: \$685,000

Method: Private Sale

Date: 13/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 488 sqm approx



308 Ascot St.S BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

3 2 4

Price: \$665,000

Method: Auction Sale

Date: 21/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 750 sqm approx