

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 31 Loch Avenue, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$542,500 Property type House Suburb Ballarat Central

Period - From 01/11/2019 to 31/10/2020 Source CoreLogic

Comparable property sales

A* 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
41 Victoria Avenue, Lake Wendouree Vic 3350	\$1,322,500	06/03/2020
405 Neill Street, Soldiers Hill Vic 3350	\$1,230,000	04/09/2020
1A Alfred Street North, Lake Wendouree Vic 3350	\$1,530,000	20/07/2020

This Statement of Information was prepared on: 25/11/2020