

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
303 Urquhart Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$445,000 & \$475,000

Median sale price

Median price \$414,000 House Unit Suburb or locality 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 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	102 Pleasant St.S NEWINGTON 3350	\$518,000	19/10/2017
2	108 Drummond St.S BALLARAT CENTRAL 3350	\$498,000	24/11/2017
3	13 Drummond St.S BALLARAT CENTRAL 3350	\$460,000	06/10/2017

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.

Brooke Reynolds

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Rooms: 6**Property Type:** House (Previously Occupied - Detached)**Land Size:** 517 sqm approx

Agent Comments

Indicative Selling Price

\$445,000 - \$475,000

Median House Price

Year ending December 2017: \$414,000

Just minutes' walk from the centre of Ballarat, Train Station, Shops and Schooling is this renovated family home. Deceptively large from the street, this home offers 4 good sized bedrooms (3 with robes), study area, sun-drenched north facing sitting room, second living area, large kitchen/dining, 2 bathrooms (with corner spa), separate laundry and second toilet. Ready to move into as is or still with scope to extend/renovate at the rear (STCA) this central property has a lot to offer. Additional features include a detached rumpus room, sizeable garden shed, off-street parking.

Comparable Properties

**102 Pleasant St.S NEWINGTON 3350 (REI)**

Agent Comments

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Price: \$518,000**Method:** Private Sale**Date:** 19/10/2017**Rooms:** 5**Property Type:** House (Res)**108 Drummond St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

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  2
Price: \$498,000**Method:** Sold Before Auction**Date:** 24/11/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 644 sqm approx**13 Drummond St.S BALLARAT CENTRAL 3350 (REI/VG)** Agent Comments
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Price: \$460,000**Method:** Private Sale**Date:** 06/10/2017**Rooms:** 5**Property Type:** House**Land Size:** 475 sqm approx