



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**12 Baird Street,  
BALLARAT CENTRAL 3350**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$355,000**

### Median sale price

Median **House** for **BALLARAT CENTRAL** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

**\$382,500**

### Comparable property sales

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 the most comparable to the property for sale.

**811 Macarthur Street,**  
Ballarat Central 3350

**Price \$369,000** Sold 04 January 2017

**9 Fore Street,**  
Lake Wendouree 3350

**Price \$330,000** Sold 15 November 2016

**608 Doveton Street,**  
Soldiers Hill 3350

**Price \$300,000** Sold 01 November 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

1 baths

0 parking

### Contact agents

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