

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

306 Talbot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$635,000

&

\$675,000

Median sale price

Median price \$447,500

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/10/2017

to

30/09/2018

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	7 Windermere St BALLARAT CENTRAL 3350	\$675,000	01/12/2017
2	123 Scott Pde BALLARAT EAST 3350	\$660,000	14/11/2017
3	322 Windermere St BALLARAT CENTRAL 3350	\$640,000	16/10/2018

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.



4
 3
 2

Rooms: 5

Property Type: House

Land Size: 556 sqm approx

Agent Comments

This beautifully presented family home is fully renovated and extended, with a traditional Victorian floorplan featuring original period details which reflect the elegance and grace of homes found in that era. Light and bright the modern kitchen overlooks the open plan living and dining room. The gorgeous family living area spills out into the alfresco and low maintenance garden, allowing for easy entertaining. The large master is positioned at the rear of the home and with three additional bedrooms, formal lounge, family bathroom, outdoor playroom/home office and double garage.

Comparable Properties



7 Windermere St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

4
 2
 2

Price: \$675,000

Method: Private Sale

Date: 01/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 701 sqm approx



123 Scott Pde BALLARAT EAST 3350 (REI/VG)

Agent Comments

4
 2
 4

Price: \$660,000

Method: Private Sale

Date: 14/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 1147 sqm approx



322 Windermere St BALLARAT CENTRAL 3350 (REI)

Agent Comments

4
 2
 1

Price: \$640,000

Method: Private Sale

Date: 16/10/2018

Rooms: -

Property Type: House

Land Size: 506 sqm approx