

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 and
postcode

216 Dawson Street South 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

\$675,000

&

\$742,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,000

Property type

House

Suburb

Ballarat Central

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 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

209 Eyre Street Ballarat Central VIC 3350	\$760,000	27-Mar-19
110 Errard Street South Ballarat Central VIC 3350	\$735,000	25-Jul-19
16 Ripon Street South Ballarat Central VIC 3350	\$735,000	05-Jul-19

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 18 months.~~

This Statement of Information was prepared on: 07 November 2019



209 Eyre Street Ballarat Central VIC 3350

Sold Price

\$760,000

Sold Date

27-Mar-19

 4  2  2

Distance

0.11km



110 Errard Street South Ballarat Central VIC 3350

Sold Price

\$735,000

Sold Date

25-Jul-19

 4  2  1

Distance

0.47km



16 Ripon Street South Ballarat Central VIC 3350

Sold Price

Sold Date

05-Jul-19

 4  2  2

Distance

1.12km



429 Drummond Street North Lake Wendouree VIC 3350

Sold Price

\$700,000

Sold Date

21-Apr-19

 4  2  2

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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