

# STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address including suburb and postcode

410 Talbot Street South, Ballarat Central, VIC, 3350

## Indicative selling price

\$ 550,000 - \$595,000

Range between

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

## Median sale price

Median price  
\$ 425,000

House

\*Delete house or unit as applicable

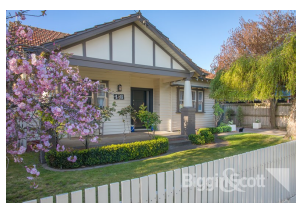
Suburb  
BALLARAT CENTRAL

Period  
21/07/2018 - 17/01/2019

Source  
Price Finder

## Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



18 NIGHTINGALE STREET  
NEWINGTON

3 1 2

Normal Sale \$542,000  
Date Sold 05/11/2018  
Land 531 sqm



7 KENT STREET  
BALLARAT CENTRAL

3 1 1

Normal Sale \$570,000  
Date Sold 01/10/2018  
Land 552 sqm



903 DANA STREET  
BALLARAT CENTRAL

4 1 1

Agents Advice - Sale \*\$600,000  
Date Sold 11/10/2018  
Land 486 sqm