

## 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

22 Watermans Place, Ballarat Central Vic 3350

#### Indicative selling price

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

Range between

\$345,000

&

\$360,000

#### Median sale price

Median price

\$447,500

House

X

Unit

Suburb or locality

Ballarat Central

Period - From

01/07/2017

to

30/06/2018

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	2 Washington Pl REDAN 3350	\$357,000	19/07/2018
2	301 Windermere St BALLARAT CENTRAL 3350	\$340,000	09/05/2018
3	702 Sebastopol St BALLARAT CENTRAL 3350	\$340,000	18/11/2017

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.

22 Watermans Place, Ballarat Central Vic 3350



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$345,000 - \$360,000  
**Median House Price**  
Year ending June 2018: \$447,500

## Comparable Properties



**2 Washington PI REDAN 3350 (REI/VG)**

**Agent Comments**



**Price:** \$357,000  
**Method:** Private Sale  
**Date:** 19/07/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 329 sqm approx



**301 Windermere St BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 09/05/2018  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:** 285 sqm approx



**702 Sebastopol St BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$340,000  
**Method:** Sold Before Auction  
**Date:** 18/11/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 481 sqm approx