

STATEMENT OF INFORMATION

23 LOCH AVENUE, BALLARAT CENTRAL, VIC 3350

PREPARED BY JIM BAMBRIDGE, JENS VEAL PARTNERS BALLARAT

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

23 LOCH AVENUE, BALLARAT CENTRAL, VIC 3350

Indicative selling price

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

Price Range:

\$870,000 to \$930,000

Median sale price

Median price

\$443,000

House

☒

Unit

☐


Suburb

BALLARAT CENTRAL

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
41 LOCH AVE, BALLARAT CENTRAL, VIC 3350	\$910,000	19/07/2017
53 VICTORIA AVE, LAKE WENDOUREE, VIC 3350	\$915,000	06/05/2017
32 VICTORIA AVE, LAKE WENDOUREE, VIC 3350	\$896,000	20/02/2017