

STATEMENT OF INFORMATION

23 LOCH AVENUE, BALLARAT CENTRAL, VIC 3350

PREPARED BY JIM BAMBRIDGE, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 LOCH AVENUE, BALLARAT CENTRAL,  **3**  **1**  **2**

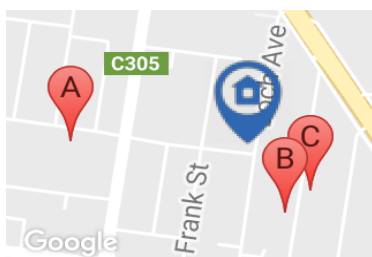
Indicative Selling Price

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

\$650,000 to \$700,000

Provided by: Jim Bambridge, Red Circle Real Estate Ballarat

SUBURB MEDIAN



BALLARAT CENTRAL, VIC, 3350

Suburb Median Sale Price (House)

\$368,250

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



205 MILL ST, LAKE WENDOUREE, VIC 3350  **3**  **1**  **1**

Sale Price

***\$785,000**

Sale Date: 06/05/2017

Distance from Property: 291m



11 JOHNSON ST, BALLARAT CENTRAL, VIC  **3**  **2**  **1**

Sale Price

***\$677,000**

Sale Date: 17/03/2017

Distance from Property: 138m



16 JOHNSON ST, BALLARAT CENTRAL, VIC  **3**  **2**  **1**

Sale Price

***\$665,000**

Sale Date: 24/02/2017

Distance from Property: 132m



This report has been compiled on 16/05/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside 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

Single Price / Range

\$650,000 to \$700,000

Median sale price

Median price

\$368,250

House

X

Unit


Suburb

BALLARAT CENTRAL

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
205 MILL ST, LAKE WENDOUREE, VIC 3350	*\$785,000	06/05/2017
11 JOHNSON ST, BALLARAT CENTRAL, VIC 3350	*\$677,000	17/03/2017
16 JOHNSON ST, BALLARAT CENTRAL, VIC 3350	*\$665,000	24/02/2017