



3 2 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties

2/201 Bradshaw St GOLDEN POINT 3350 (REI) Agent Comments

3 2 2

Price: \$325,000

Method: Private Sale

Date: 16/06/2016

Rooms: 5

Property Type: Townhouse (Res)



16 Pryor St BALLARAT CENTRAL 3350 (REI) Agent Comments

3 2 2

Price: \$315,000

Method: Private Sale

Date: 01/11/2016

Rooms: 4

Property Type: House

Land Size: 428 sqm



820 Bond St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$310,000

Method: Private Sale

Date: 21/01/2016

Rooms: 6

Property Type: Townhouse (Single)

Land Size: 556 sqm

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

2/515 Talbot Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$305,000 & \$315,000

Median sale price

Median price \$345,000 House X Suburb or locality Ballarat Central

Period - From 01/04/2016 to 31/03/2017 Source REIV

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
2/201 Bradshaw St GOLDEN POINT 3350	\$325,000	16/06/2016
16 Pryor St BALLARAT CENTRAL 3350	\$315,000	01/11/2016
820 Bond St MOUNT PLEASANT 3350	\$310,000	21/01/2016