

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 or
locality and postcode

421 Armstrong Street South, Ballarat Central Vic 3350

Indicative selling price

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

Single price

\$

or range between

\$125,000

&

\$135,000

Median sale price

Median price

\$445,000

*House

X

*Unit

Suburb
or locality

Ballarat Central

Period - From

28/05/18

to

28/05/19

Source

CoreLogic

Comparable property sales

A* 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
10 Madelia Court, Mount Pleasant Vic 3350	\$185,000	13/08/18
902 Talbot Street South, Redan Vic 3350	\$160,000	19/09/18
43 Duke Street, Newington Vic 3350	\$176,000	14/06/18