

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

2 Ascot Street South, Ballarat Central 3350

Indicative selling price

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

Single price

\$*

or range between

\$495,000

&

\$520,000

Median sale price

Median price

\$422,500

*House

X

*Unit

Suburb
or locality

Ballarat Central

Period - From

02/01/2018

to

02/01/2019

Source

Core Logic

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
6 Ascot Street South, Ballarat Central 3350	\$570,000	14/04/2018
11 Ripon Street South, Ballarat Central 3350	\$650,000	27/10/2018
7 Kent Street, Ballarat Central 3350	\$570,000	01/10/2018