

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

509 Urquhart Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$370,000 & \$390,000

Median sale price

Median price \$447,500 House ☒ Unit ☐ Suburb or locality Ballarat Central

Period - From 01/01/2018 to 31/12/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	401 Drummond St.S BALLARAT CENTRAL 3350	\$415,500	08/09/2018
2	323 Drummond St.S BALLARAT CENTRAL 3350	\$395,000	15/09/2018
3	403 Urquhart St BALLARAT CENTRAL 3350	\$382,000	28/04/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 423 sqm approx

Agent Comments

Comparable Properties



401 Drummond St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$415,500

Method: Auction Sale

Date: 08/09/2018

Rooms: 3

Property Type: House (Res)

Land Size: 442 sqm approx



323 Drummond St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$395,000

Method: Auction Sale

Date: 15/09/2018

Rooms: -

Property Type: House

Land Size: 514 sqm approx



403 Urquhart St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$382,000

Method: Auction Sale

Date: 28/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 441 sqm approx