

### 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 andpostcode

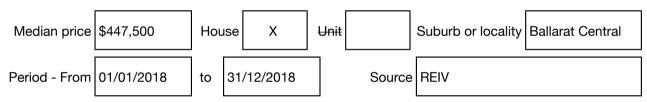
s	509 Urquhart Street, Ballarat Central Vic 3350
or	
е	
	1

#### Indicative selling price

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

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

#### Median sale price



#### 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.

Ado	dress 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.

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

propertydata

#### Generated: 26/01/2019 10:02

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



509 Urquhart Street, Ballarat Central Vic 3350







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 423 sqm approx Agent Comments Chris Gladman 03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

Indicative Selling Price \$370,000 - \$390,000 Median House Price Year ending December 2018: \$447,500

## **Comparable Properties**



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



Price: \$415,500 Method: Auction Sale Date: 08/09/2018 Rooms: 3 Property Type: House (Res) Land Size: 442 sqm approx Agent Comments

Agent Comments



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



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)



Price: \$382,000 Method: Auction Sale Date: 28/04/2018 Rooms: 5 Property Type: House (Res) Land Size: 441 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

#### Generated: 26/01/2019 10:02

REIV



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.