

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

323 Creswick Road, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$265,000 & \$285,000

Median sale price

Median price \$397,000 House X Unit Suburb Ballarat Central

Period - From 01/07/2017 to 30/09/2017 Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	3 Duke St NEWINGTON 3350	\$282,000	23/06/2017
2	309 Creswick Rd BALLARAT CENTRAL 3350	\$280,000	06/07/2017
3	9 Clissold St BLACK HILL 3350	\$270,000	14/08/2017

OR

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

323 Creswick Road, Ballarat Central Vic 3350



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Indicative Selling Price

\$265,000 - \$285,000

Median House Price

September quarter 2017: \$397,000



2 1 0

Rooms:

Property Type: House (Res)

Land Size: 242 sqm approx

Agent Comments

Comparable Properties



3 Duke St NEWINGTON 3350 (REI/VG)

Agent Comments

2 1 -

Price: \$282,000

Method: Private Sale

Date: 23/06/2017

Rooms: -

Property Type: House

Land Size: 259 sqm approx



309 Creswick Rd BALLARAT CENTRAL 3350 (VG)

Agent Comments

- - -

Price: \$280,000

Method: Sale

Date: 06/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 491 sqm approx



9 Clissold St BLACK HILL 3350 (VG)

Agent Comments

2 - -

Price: \$270,000

Method: Sale

Date: 14/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 500 sqm approx