

# 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

307 Urquhart Street, Ballarat Central Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$420,000

&

\$460,000

### Median sale price

Median price

\$480,000

Property Type

House

Suburb

Ballarat Central

Period - From

23/10/2018

to

22/10/2019

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 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
1	119 Lyons St.S BALLARAT CENTRAL 3350	\$457,500	05/12/2018
2	1307 Dana St BALLARAT CENTRAL 3350	\$440,000	15/06/2019
3	504 Eyre St BALLARAT CENTRAL 3350	\$420,000	18/12/2018

**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 18 months.~~

This Statement of Information was prepared on:

23/10/2019 14:00



**Property Type:** House (Res)

**Land Size:** 417 sqm approx

**Agent Comments**

## Comparable Properties



**119 Lyons St.S BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$457,500

**Method:** Private Sale

**Date:** 05/12/2018

**Property Type:** House

**Land Size:** 269 sqm approx



**1307 Dana St BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$440,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Property Type:** House (Res)

**Land Size:** 457 sqm approx



**504 Eyre St BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$420,000

**Method:** Private Sale

**Date:** 18/12/2018

**Property Type:** House

**Land Size:** 323 sqm approx