

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

12 Talbot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Single price \$200,000

or range between \$*

&

\$

Median sale price

Median price \$472,500

*House

X

*Unit

Suburb
or locality

Ballarat Central

Period - From Dec 17

to Mar 18

Source REIV

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
318 Talbot Street South, Ballarat Central	\$249,995	10/05/17
327 Errard Street South, Ballarat Central	\$170,000	20/06/17
1007 South Street, Ballarat Central	\$242,000	4/05/18