

# 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

220a Talbot Street South, 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 \$300,000 & \$330,000

### Median sale price

Median price \$300,000 Property Type Unit Suburb Ballarat Central

Period - From 07/10/2018 to 06/10/2019 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	602b Sebastopol St BALLARAT CENTRAL 3350	\$333,000	03/04/2019
2	5/119 Lal Lal St CANADIAN 3350	\$305,000	20/06/2019
3	9 Nader Cl REDAN 3350	\$305,000	29/09/2018

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:

07/10/2019 11:53

Brooke Reynolds

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**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

07/10/2018 - 06/10/2019: \$300,000



2   1   1

**Rooms:** 4**Property Type:** Townhouse**Land Size:** 948 sqm approx

Agent Comments

Positioned in a very popular tree lined street just a short walk to the centre of Ballarat, hospitals and schooling is this 2 bedroom brick townhouse. Offering 2 well-proportioned bedrooms both with build in robes, central bathroom with second separate toilet, functional open plan kitchen/meals and separate laundry. The home has gas central heating for the cold Ballarat winters, a secure and low maintenance rear yard and a single lock up garage. Currency leased until February 2020 this property is a sound investment to either move in or continue to lease.

## Comparable Properties

**602b Sebastopol St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$333,000**Method:** Private Sale**Date:** 03/04/2019**Rooms:** 3**Property Type:** Townhouse (Single)**Land Size:** 181 sqm approx**5/119 Lal Lal St CANADIAN 3350 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$305,000**Method:** Private Sale**Date:** 20/06/2019**Rooms:** 5**Property Type:** Townhouse (Res)**9 Nader CI REDAN 3350 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$305,000**Method:** Private Sale**Date:** 29/09/2018**Rooms:** 3**Property Type:** Townhouse (Res)**Land Size:** 201 sqm approx