

## 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 418 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 \$375,000 & \$385,000

### Median sale price

Median price \$456,250 House X Unit Suburb Ballarat Central

Period - From 01/04/2018 to 31/03/2019 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	39 Inkerman St NEWINGTON 3350	\$410,000	26/04/2019
2	410 Lyons St.S BALLARAT CENTRAL 3350	\$410,000	11/05/2019
3	23 Queen Victoria St NEWINGTON 3350	\$383,000	03/05/2019

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.

418 Talbot Street South, Ballarat Central Vic 3350



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**Indicative Selling Price**

\$375,000 - \$385,000

**Median House Price**

Year ending March 2019: \$456,250



**Rooms:**

**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**39 Inkerman St NEWINGTON 3350 (REI/VG)**

Agent Comments



**Price:** \$410,000

**Method:** Private Sale

**Date:** 26/04/2019

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 552 sqm approx



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

Agent Comments



**Price:** \$410,000

**Method:** Private Sale

**Date:** 11/05/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 360 sqm approx



**23 Queen Victoria St NEWINGTON 3350 (REI)**

Agent Comments



**Price:** \$383,000

**Method:** Private Sale

**Date:** 03/05/2019

**Rooms:** 4

**Property Type:** House (Res)