

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

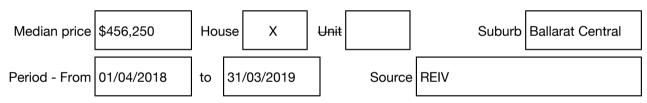
418 Talbot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between	\$375,000	&	\$385,000

Median sale price



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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au



Rooms: Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$375,000 - \$385,000 Median House Price Year ending March 2019: \$456,250

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 A (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)

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