

**WE DELIVER
RESULTS**

STATEMENT OF INFORMATION

2/910 SEBASTOPOL STREET, BALLARAT CENTRAL, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

Biggin & Scott 

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/910 SEBASTOPOL STREET, BALLARAT

2 1 1

Indicative Selling Price

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

Price Range: **\$225,000 to \$239,000**

MEDIAN SALE PRICE



BALLARAT CENTRAL, VIC, 3350

Suburb Median Sale Price (House)

\$410,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



105 WEBB AVE, BALLARAT EAST, VIC 3350

2 1 2

Sale Price

***\$230,000**

Sale Date: 03/11/2017

Distance from Property: 3.4km



7 WALSH AVE, BALLARAT NORTH, VIC 3350

2 1 1

Sale Price

***\$239,000**

Sale Date: 25/10/2017

Distance from Property: 3.8km



830 DARLING ST, REDAN, VIC 3350

2 1 1

Sale Price

\$225,000

Sale Date: 30/08/2017

Distance from Property: 854m



This report has been compiled on 08/01/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 and
postcode 2/910 SEBASTOPOL STREET, BALLARAT CENTRAL, VIC 3350

Indicative selling price

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

Price Range: \$225,000 to \$239,000

Median sale price

Median price \$410,000 House ☒ Unit ☐ Suburb BALLARAT CENTRAL
Period 01 January 2017 to 31 December 2017 Source 

Comparable property sales

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
105 WEBB AVE, BALLARAT EAST, VIC 3350	*\$230,000	03/11/2017
7 WALSH AVE, BALLARAT NORTH, VIC 3350	*\$239,000	25/10/2017
830 DARLING ST, REDAN, VIC 3350	\$225,000	30/08/2017