# 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 andpostcode

24 Watermans Place, Ballarat Central Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$345,000		&		60,000				
Median sale price									
Median price	\$432,500	House	x	Unit		Suburb or locality	Ballarat Central		
Period - From	01/04/2018	to 30/0	6/2018		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	2 Washington PI REDAN 3350	\$357,000	19/07/2018
2	315 Ripon St.S BALLARAT CENTRAL 3350	\$343,000	06/11/2017
3	702 Sebastopol St BALLARAT CENTRAL 3350	\$340,000	18/11/2017

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 eighteen months.

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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.



propertydata

### 24 Watermans Place, Ballarat Central Vic 3350





Rooms: Property Type: Agent Comments Indicative Selling Price \$345,000 - \$360,000 Median House Price June quarter 2018: \$432,500

## **Comparable Properties**



2 Washington PI REDAN 3350 (REI/VG)



Price: \$357,000 Method: Private Sale Date: 19/07/2018 Rooms: 4 Property Type: House Land Size: 329 sqm approx Agent Comments



315 Ripon St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$343,000 Method: Auction Sale Date: 06/11/2017 Rooms: 4 Property Type: House (Res) Land Size: 326 sqm approx



702 Sebastopol St BALLARAT CENTRAL 3350 Agent Comments (REI/VG)



Price: \$340,000 Method: Sold Before Auction Date: 18/11/2017 Rooms: 4 Property Type: House Land Size: 481 sqm approx

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