

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

24 Watermans Place, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$345,000

&

\$360,000

Median sale price

Median price \$432,500

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/04/2018

to

30/06/2018

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.

	Address 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.

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)

Agent Comments



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



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 (REI/VG)

Agent Comments



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