

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

310 Talbot Street, Ballarat Central Vic 3350

Indicative selling price

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

Single Price

\$375,000

Median sale price

Median price \$525,000 House ☒ Unit ☐ Suburb or locality Ballarat Central

Period - From 01/01/2019 to 31/03/2019 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	321 Raglan St.S BALLARAT CENTRAL 3350	\$397,000	07/09/2018
2	229 Errard St.S BALLARAT CENTRAL 3350	\$396,000	01/12/2018
3	314 Doveton St.S BALLARAT CENTRAL 3350	\$380,000	29/03/2019

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.



Rooms:

Property Type: House

Land Size: 403 sqm approx

Agent Comments

Indicative Selling Price

\$375,000

Median House Price

March quarter 2019: \$525,000

Comparable Properties



321 Raglan St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$397,000

Method: Private Sale

Date: 07/09/2018

Rooms: 3

Property Type: House (Res)



229 Errard St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$396,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 302 sqm approx



314 Doveton St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 29/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 269 sqm approx