

### 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

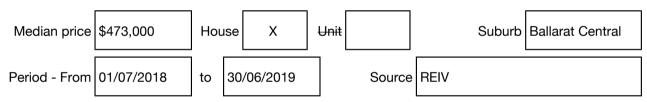
s 703 Mair Street, Ballarat Central Vic 3350 d e

#### Indicative selling price

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

Range between	\$799,000	&	\$840,000
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#### 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	106 Pleasant St.S NEWINGTON 3350	\$820,000	08/04/2019
2	9 Kent St BALLARAT CENTRAL 3350	\$820,000	01/04/2019
3	707 Mair St BALLARAT CENTRAL 3350	\$790,000	03/08/2019

#### 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.



703 Mair Street, Ballarat Central Vic 3350







Rooms: Property Type: Agent Comments Lisa Eden-Horvat 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au

> Indicative Selling Price \$799,000 - \$840,000 Median House Price Year ending June 2019: \$473,000

## **Comparable Properties**



106 Pleasant St.S NEWINGTON 3350 (REI/VG) Agent Comments



Price: \$820,000 Method: Private Sale Date: 08/04/2019 Rooms: -Property Type: House Land Size: 639 sqm approx



9 Kent St BALLARAT CENTRAL 3350 (REI/VG) Agent Comments



Price: \$820,000 Method: Private Sale Date: 01/04/2019 Rooms: -Property Type: House Land Size: 460 sqm approx



707 Mair St BALLARAT CENTRAL 3350 (REI) Agen



Price: \$790,000 Method: Auction Sale Date: 03/08/2019 Rooms: -Property Type: House (Res) Land Size: 417 sqm approx Agent Comments

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