

## 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

703 Mair Street, Ballarat Central Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$799,000

&

\$840,000

#### Median sale price

Median price \$473,000

House

X

Unit

Suburb Ballarat Central

Period - From 01/07/2018

to 30/06/2019

Source REIV

#### 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.



**Rooms:**

**Property Type:**

**Agent Comments**

## 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)** **Agent Comments**



**Price:** \$790,000

**Method:** Auction Sale

**Date:** 03/08/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 417 sqm approx