

#### 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	202 Dawson Street South, Ballarat Central Vic 3350
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$1,390,000	&	\$1,490,000

### Median sale price

Median price	\$447,500	Hou	ıse X	Unit		Suburb or locality	Ballarat Central
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

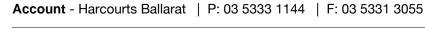
#### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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 1508 Sturt St LAKE WENDOUREE 3350 \$1,410,077 02/04/2017 2 18 Victoria Av LAKE WENDOUREE 3350 \$1,400,000 14/12/2017 3

#### 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.



6 Service St LAKE WENDOUREE 3350





\$1,350,000

16/04/2018

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Rooms

**Property Type:** House (Res) **Land Size:** 509 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,390,000 - \$1,490,000 Median House Price Year ending June 2018: \$447,500

# Comparable Properties

1508 Sturt St LAKE WENDOUREE 3350 (VG)





Price: \$1,410,077

Method: Sale

**Date:** 02/04/2017 **Rooms:** -

Property Type: House (Res)

Land Size: 1218 sqm approx

(REI/VG)





18 Victoria Av LAKE WENDOUREE 3350

**Price:** \$1,400,000 **Method:** Private Sale **Date:** 14/12/2017

Rooms: -

**Property Type:** House (Res) **Land Size:** 786 sqm approx

**Agent Comments** 

Agent Comments



6 Service St LAKE WENDOUREE 3350

(REI/VG)







**Price:** \$1,350,000 **Method:** Private Sale **Date:** 16/04/2018

Rooms: -

**Property Type:** House (Res) **Land Size:** 1371 sqm approx

**Agent Comments** 

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