

## 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  
202 Dawson Street South, 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 \$1,390,000 & \$1,490,000

#### Median sale price

Median price \$447,500 House  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)

**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	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	6 Service St LAKE WENDOUREE 3350	\$1,350,000	16/04/2018

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.



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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)** [Agent Comments](#)

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**Price:** \$1,410,077  
**Method:** Sale  
**Date:** 02/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1218 sqm approx



**18 Victoria Av LAKE WENDOUREE 3350 (REI/VG)** [Agent Comments](#)

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**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 14/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 786 sqm approx



**6 Service St LAKE WENDOUREE 3350 (REI/VG)** [Agent Comments](#)

3 1 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 16/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1371 sqm approx