

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

127 Errard Street South, Ballarat Central Vic 3350

Indicative selling price

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

Single price \$325,000

or range between \$*

&

\$

Median sale price

*Median price \$425,000

*House

*Unit

Suburb
or locality Ballarat Central

Period - From 01/03/18

to 01/03/19

Source REA

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 |
|---|-----------|--------------|
| 6 Fawkner Street, Ballarat Central 3350 | \$320,000 | 02/12/18 |
| 402 Lyons Street South, Ballarat Central 3350 | \$335,000 | 01/02/19 |
| 413 Errard Street, Ballarat Central 3350 | \$317,000 | 01/12/18 |