

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

Median sale price

Median price	\$400,000	Hou	ise X	Unit		Suburb or locality	Ballarat Central
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

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

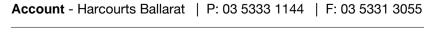
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

	and the construction of th		
1	710 Sturt St BALLARAT CENTRAL 3350	\$1,408,000	06/02/2018
2	20 Dawson St BALLARAT CENTRAL 3350	\$1,255,000	27/09/2017
3	307a Dana St BALLARAT CENTRAL 3350	\$1,250,000	23/08/2017

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.







Price

Date of sale

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Rooms

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

Agent Comments

Indicative Selling Price \$1,290,000 Median House Price September quarter 2018: \$400,000

Comparable Properties



710 Sturt St BALLARAT CENTRAL 3350 (VG)

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Price: \$1,408,000 Method: Sale Date: 06/02/2018

Rooms: -

Property Type: Retail - Mixed Use (Unspecified)

Land Size: 342 sqm approx

20 Dawson St BALLARAT CENTRAL 3350 (VG) Agent Comments

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Price: \$1,255,000 Method: Sale Date: 27/09/2017

Rooms: -

Property Type: Retail (Com) Land Size: 1102 sqm approx

307a Dana St BALLARAT CENTRAL 3350 (VG) Agent Comments

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(23) -

Price: \$1,250,000 Method: Sale Date: 23/08/2017 Rooms: -

Property Type: Development Site (Commercial)

Land Size: 481 sqm approx

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Agent Comments