

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

Single price \$1,290,000

Median sale price

Median price \$400,000 House 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	Price	Date of sale
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.



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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) [Agent Comments](#)

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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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Price: \$1,250,000
Method: Sale
Date: 23/08/2017
Rooms: -
Property Type: Development Site (Commercial)
Land Size: 481 sqm approx