

## 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 422 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 \$435,000 & \$475,000

#### Median sale price

Median price \$456,250 House  Unit  Suburb or locality Ballarat Central

Period - From 01/04/2018 to 31/03/2019 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	309 Raglan St.S BALLARAT CENTRAL 3350	\$480,000	27/10/2018
2	308 Lyons St.S BALLARAT CENTRAL 3350	\$470,000	09/11/2018
3	420 Dawson St.S BALLARAT CENTRAL 3350	\$427,500	26/12/2018

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:** 531 sqm approx

Agent Comments

**Indicative Selling Price**

\$435,000 - \$475,000

**Median House Price**

Year ending March 2019: \$456,250

Here is your chance to own an updated and stylish period home in the heart of Ballarat. Close to shopping centres, cafes, schools and the Ballarat Train station this property offers more than most. The home has 3 generous sized bedrooms all with built in robes, luxurious family bathroom, a modern well equipped kitchen and an open plan dining living area with a cosy gas log fire which opens up onto the private rear deck ideal for entertaining. Outside offers plenty of off street parking, carport and generous sized yard.

## Comparable Properties



**309 Raglan St.S BALLARAT CENTRAL 3350**  
(REI/VG)

Agent Comments

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**Price:** \$480,000**Method:** Auction Sale**Date:** 27/10/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 562 sqm approx

**308 Lyons St.S BALLARAT CENTRAL 3350**  
(REI/VG)

Agent Comments

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**Price:** \$470,000**Method:** Private Sale**Date:** 09/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 529 sqm approx

**420 Dawson St.S BALLARAT CENTRAL 3350**  
(REI/VG)

Agent Comments

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**Price:** \$427,500**Method:** Private Sale**Date:** 26/12/2018**Rooms:** 4**Property Type:** House**Land Size:** 470 sqm approx