

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

706 South Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$380,000 & \$400,000

Median sale price

Median price \$505,000 Property Type House Suburb Ballarat Central

Period - From 09/01/2019 to 08/01/2020 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 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
1	125 Errard St.S BALLARAT CENTRAL 3350	\$390,000	28/10/2019
2	305 Urquhart St BALLARAT CENTRAL 3350	\$385,000	25/03/2019
3	707 South St BALLARAT CENTRAL 3350	\$370,000	21/10/2019

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 18 months.~~

This Statement of Information was prepared on:

09/01/2020 15:09

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Property Type: House (Res)
Land Size: 622 sqm approx
Agent Comments

Indicative Selling Price
\$380,000 - \$400,000
Median House Price
09/01/2019 - 08/01/2020: \$505,000

Comparable Properties



125 Errard St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 28/10/2019
Rooms: 3
Property Type: House (Res)
Land Size: 486 sqm approx



305 Urquhart St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 25/03/2019
Property Type: House (Res)
Land Size: 451 sqm approx



707 South St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 21/10/2019
Property Type: House
Land Size: 407 sqm approx