

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

111 Dawson Street South, Ballarat Central, VIC 3350

Indicative selling price

\$1,375,000 - \$1,450,000

Range between

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

Median sale price

Median price
\$ 427,000

House

*Delete house or unit as applicable

Suburb
BALLARAT CENTRAL

Period
19/12/2017 - 19/06/2019

Source
Price Finder

Comparable property sales

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



**20 EXETER STREET
LAKE WENDOUREE**

4 2 2

Normal Sale \$1,385,000
Date Sold 22/11/2018
Land 745 sqm



**212 MILL STREET
LAKE WENDOUREE**

3 2 2

Normal Sale \$1,500,000
Date Sold 30/11/2018
Land 476 sqm



**35 PYRENEES VISTA CLOSE
INVERMAY**

4 2 2

Normal Sale \$1,460,000
Date Sold 22/02/2018
Land 11700 sqm