

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode
316 Creswick Road, Ballarat Central Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$380,000

Median sale price

Median price \$382,000 House X Unit Suburb Ballarat Central

Period - From 01/04/2017 to 30/06/2017 Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	7 Kent St BALLARAT CENTRAL 3350	\$410,000	29/04/2017
2	303 Macarthur St SOLDIERS HILL 3350	\$387,500	08/05/2017
3	804 Macarthur St BALLARAT CENTRAL 3350	\$385,000	01/05/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms: 8

Property Type: House

Land Size: 535 sqm approx

Agent Comments

Comparable Properties



7 Kent St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$410,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 558 sqm approx



303 Macarthur St SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$387,500

Method: Private Sale

Date: 08/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 600 sqm approx



804 Macarthur St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 01/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 487 sqm approx