

Dean Parish 5333 1144 0490 382 264 dean.parish@harcourts.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

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

Indicative selling price

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

\$380,000
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Median sale price

Median price	\$382,000	Hou	ise 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.

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> **Indicative Selling Price** \$380,000 **Median House Price** June quarter 2017: \$382,000





Rooms: 8

Property Type: House Land Size: 535 sqm approx

Agent Comments

Comparable Properties



7 Kent St BALLARAT CENTRAL 3350 (REI)





Price: \$410,000 Method: Auction Sale Date: 29/04/2017

Rooms: -

Property Type: House (Res) Land Size: 558 sqm approx







Agent Comments

Agent Comments

Agent Comments



303 Macarthur St SOLDIERS HILL 3350 (REI)





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)







Price: \$385,000 Method: Private Sale Date: 01/05/2017

Rooms: -

Property Type: House (Res) Land Size: 487 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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