



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# Lot 1/325 Errard Street South, BALLARAT CENTRAL 3350

House



3 beds



1 baths



0 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$475,000 -  
\$495,000**

### Median sale price

Median **House** for **BALLARAT** for period **Jun 2016 - Jun 2017**  
Sourced from **Pricefinder**.

**\$677,000**

### Comparable property sales

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 the most comparable to the property for sale.

**318 Windermere Street,** Price **\$540,000** Sold 11 April 2017  
BALLARAT 3350

**317 Errard Street South,** Price **\$564,000** Sold 27 February 2017  
BALLARAT 3350

**307 Pleasant Street South,** Price **\$556,000** Sold 24 November 2016  
BALLARAT 3350

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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