

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

202 Dawson Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$1,450,000

&

\$1,595,000

Median sale price

Median price

\$425,000

House

X

Unit

Suburb or locality

Ballarat Central

Period - From

01/10/2017

to

31/12/2017

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 eighteen 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	704 Sturt St BALLARAT CENTRAL 3350	\$1,600,000	20/02/2018
2	603 Peel St.N BLACK HILL 3350	\$1,550,000	01/12/2016
3	416 Sturt St BALLARAT CENTRAL 3350	\$1,460,000	14/11/2016

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 eighteen months.



14 -

Rooms:
Property Type: House (Res)
Land Size: 509 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,595,000
Median House Price
December quarter 2017: \$425,000

Comparable Properties



704 Sturt St BALLARAT CENTRAL 3350 (REI) Agent Comments

10 4 5

Price: \$1,600,000
Method: Auction Sale
Date: 20/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 505 sqm approx



603 Peel St.N BLACK HILL 3350 (REI) Agent Comments

19 14 -

Price: \$1,550,000
Method: Private Sale
Date: 01/12/2016
Rooms: -
Property Type: Block of Flats

416 Sturt St BALLARAT CENTRAL 3350 (VG) Agent Comments

- - -

Price: \$1,460,000
Method: Sale
Date: 14/11/2016
Rooms: -
Property Type: Retail (Com)