

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

105 PLEASANT STREET S, BALLARAT CENTRAL, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**105 PLEASANT STREET S, BALLARAT**

3 1 1

Indicative Selling Price

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

Price Range: **\$469,000 to \$499,000**

## MEDIAN SALE PRICE



**BALLARAT CENTRAL, VIC, 3350**

Suburb Median Sale Price (House)

**\$385,000**

01 July 2016 to 30 June 2017

Provided by:

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**18 NIGHTINGALE ST, NEWINGTON, VIC 3350**

3 1 2

Sale Price

**\$478,000**

Sale Date: 03/03/2017

Distance from Property: 487m



**812 SOUTH ST, BALLARAT CENTRAL, VIC 3350**

4 1 2

Sale Price

**\$497,000**

Sale Date: 14/03/2017

Distance from Property: 713m



**1 CARDIGAN ST, LAKE WENDOUREE, VIC 3350**

3 2 2

Sale Price

**\$490,000**

Sale Date: 22/07/2017

Distance from Property: 1.9km



This report has been compiled on 13/09/2017 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

105 PLEASANT STREET S, BALLARAT CENTRAL, VIC 3350

### Indicative selling price

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

Price Range: \$469,000 to \$499,000

### Median sale price

Median price \$385,000

House

Unit

Suburb

BALLARAT  
CENTRAL

Period 01 July 2016 to 30 June 2017

Source

pricfinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
18 NIGHTINGALE ST, NEWINGTON, VIC 3350	\$478,000	03/03/2017
812 SOUTH ST, BALLARAT CENTRAL, VIC 3350	\$497,000	14/03/2017
1 CARDIGAN ST, LAKE WENDOUREE, VIC 3350	\$490,000	22/07/2017