WE DELIVER RESULTS

STATEMENT OF INFORMATION

105 PLEASANT STREET S, BALLARAT CENTRAL, VIC 3350 PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT





Section 47AF of the Estate Agents Act 1980



BigginScott

Indicative Selling Price For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$469,000 to \$499,000

MEDIAN SALE PRICE



BALLARAT CENTRAL, VIC, 3350

Suburb Median Sale Price (House)

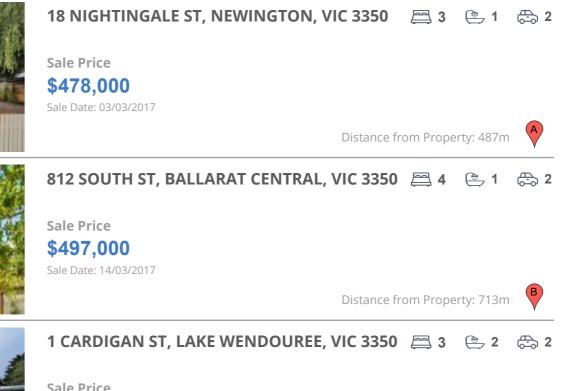
\$385,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

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.





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

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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

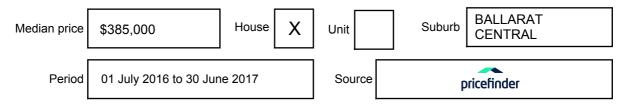
Indicative selling price

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

Price Range:

\$469,000 to \$499,000

Median sale price



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

