

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 411 Errard Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$365,000 & \$401,500

Median sale price

Median price \$382,000 House 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	213 Lyons St.N BALLARAT CENTRAL 3350	\$418,000	04/07/2017
2	7 Kent St BALLARAT CENTRAL 3350	\$410,000	29/04/2017
3	605 Grant St GOLDEN POINT 3350	\$372,000	08/04/2017

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
\$365,000 - \$401,500
Median House Price
June quarter 2017: \$382,000



Rooms:
Property Type: house
Land Size: 825 sqm approx
Agent Comments

Comparable Properties



213 Lyons St.N BALLARAT CENTRAL 3350 (REI)



Price: \$418,000
Method: Private Sale
Date: 04/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 587 sqm approx

Agent Comments

original, brick and closer to the CBD, smaller land



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

went to auction in a more desirable location and had a great result smaller land



605 Grant St GOLDEN POINT 3350 (REI)



Price: \$372,000
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 1070 sqm approx

Agent Comments

larger land in a less desirable location in Ballarat, had been updated with a great sized pergola.