

WE DELIVER RESULTS

STATEMENT OF INFORMATION

3 MILL STREET, BALLARAT CENTRAL, VIC 3350

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 MILL STREET, BALLARAT CENTRAL, VIC  3  2  2

Indicative Selling Price

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

Price Range: **\$679,000 to \$729,000**

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.



13 ESSEX ST, BALLARAT CENTRAL, VIC 3350  4  2  3

Sale Price

***\$683,000**

Sale Date: 21/07/2017

Distance from Property: 1.8km



8 STIRLING DR, LAKE GARDENS, VIC 3355  4  2  2

Sale Price

\$710,000

Sale Date: 14/05/2017

Distance from Property: 3km



333 LYDIARD ST, SOLDIERS HILL, VIC 3350  4  2  1

Sale Price

\$690,000

Sale Date: 23/02/2017

Distance from Property: 750m



This report has been compiled on 29/08/2017 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

3 MILL STREET, BALLARAT CENTRAL, VIC 3350

Indicative selling price

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

Price Range: \$679,000 to \$729,000

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
13 ESSEX ST, BALLARAT CENTRAL, VIC 3350	*\$683,000	21/07/2017
8 STIRLING DR, LAKE GARDENS, VIC 3355	\$710,000	14/05/2017
333 LYDIARD ST, SOLDIERS HILL, VIC 3350	\$690,000	23/02/2017