

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 409 Raglan Street South, Ballarat Central Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$330,000

Median sale price

Median price \$425,000 House Unit Suburb 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 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	809 Urquhart St BALLARAT CENTRAL 3350	\$335,000	09/12/2017
2	504a Urquhart St BALLARAT CENTRAL 3350	\$330,000	23/10/2017
3	232 Raglan St BALLARAT CENTRAL 3350	\$315,000	01/09/2017

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

\$330,000

Median House Price

December quarter 2017: \$425,000



Rooms:

Property Type: House (Res)

Land Size: 349 sqm approx

Agent Comments

Comparable Properties



809 Urquhart St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$335,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 416 sqm approx



504a Urquhart St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 23/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 268 sqm approx



232 Raglan St BALLARAT CENTRAL 3350 (VG) Agent Comments



Price: \$315,000

Method: Sale

Date: 01/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 243 sqm approx