

Sonia Gray 03 5333 1144 0420 855 225 sonia.gray@harcourts.com.au

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

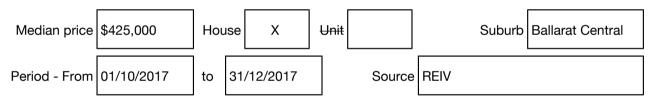
409 Raglan Street South, Ballarat Central Vic 3350

Indicative selling price

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

Single price \$330,000

Median sale price



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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<u>Harcourts</u>





Rooms: Property Type: House (Res) Land Size: 349 sqm approx Agent Comments Sonia Gray 03 5333 1144 0420 855 225 sonia.gray@harcourts.com.au

Indicative Selling Price \$330,000 Median House Price December quarter 2017: \$425,000

Comparable Properties



809 Urquhart St BALLARAT CENTRAL 3350 (REI)



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 Agent Comments (REI/VG)



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

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Agent Comments