

# 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 or locality and postcode

428 Raglan Street South, Ballarat Central 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\*  or range between \$485,000  & \$510,000

### Median sale price

Median price \$359,000  \*House  \*Unit  Suburb or locality Ballarat Central

Period - From July 2016  to June 2017  Source Core Logic

### Comparable property sales

A\* 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
405 Ascot Street South, Ballarat Central 3350	\$540,867	4 June 2017
318 Windemere Street, Ballarat Central 3350	\$540,000	21 April 2017
306 Ascot Street South, Ballarat Central 3350	\$526,959	23 Sep 2016