

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

9 Errard Street South, Ballarat Central 3350

Indicative selling price

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

Single price \$1,150,000

or range between \$*

&

\$

Median sale price

Median price \$395,000

*House

*Unit

Suburb or locality Ballarat Central 3350

Period - From Dec 2016

to March 2016

Source REIV

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
107 Errard Street South, Ballarat Central 3350	\$1,280,000	28/02/2017
218 Errard Street South, Ballarat Central 3350	\$860,000	11/02/2017
7 Errard Street South, Ballarat Central 3350	\$808,000	27/11/2016