

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

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.

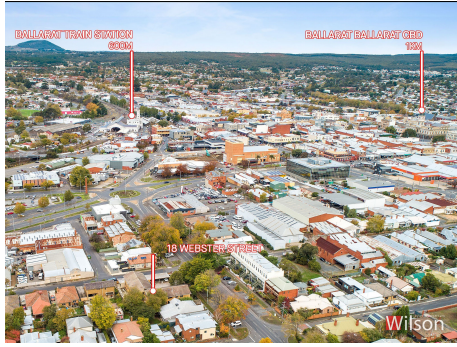
	Address of comparable property	Price	Date of sale
1	6/18 Webster St BALLARAT CENTRAL 3350	\$430,000	08/09/2021
2	1/18 Webster St BALLARAT CENTRAL 3350	\$411,000	25/08/2021
3	19a Webster St BALLARAT CENTRAL 3350	\$401,000	07/08/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

5/18 Webster Street, Ballarat Central Vic 3350



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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$390,000 - \$410,000
Median Unit Price
Year ending September 2021: \$395,000

Comparable Properties

6/18 Webster St BALLARAT CENTRAL 3350 (VG) [Agent Comments](#)

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Price: \$430,000
Method: Sale
Date: 08/09/2021
Property Type: Strata Unit/Flat



1/18 Webster St BALLARAT CENTRAL 3350 (REI/VG) [Agent Comments](#)

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Price: \$411,000
Method: Private Sale
Date: 25/08/2021
Property Type: Apartment



19a Webster St BALLARAT CENTRAL 3350 (REI/VG) [Agent Comments](#)

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Price: \$401,000
Method: Private Sale
Date: 07/08/2021
Property Type: Apartment

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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