

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 2/103 Ascot Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$285,000 & \$300,000

Median sale price

Median price \$280,500 House Unit X Suburb or locality Ballarat Central

Period - From 01/10/2017 to 30/09/2018 Source REIV

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 eighteen 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	6/1314 Mair St LAKE WENDOUREE 3350	\$315,000	27/10/2017
2	1/221 Talbot St.S BALLARAT CENTRAL 3350	\$300,000	13/07/2018
3	4/509 Drummond St.S REDAN 3350	\$262,000	03/07/2018

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 eighteen months.~~

2/103 Ascot Street South, Ballarat Central Vic 3350



Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$285,000 - \$300,000
Median Unit Price
Year ending September 2018: \$280,500

Comparable Properties



6/1314 Mair St LAKE WENDOUREE 3350 (VG) Agent Comments



Price: \$315,000
Method: Sale
Date: 27/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/221 Talbot St.S BALLARAT CENTRAL 3350 (VG) Agent Comments



Price: \$300,000
Method: Sale
Date: 13/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 284 sqm approx



4/509 Drummond St.S REDAN 3350 (REI/VG) Agent Comments



Price: \$262,000
Method: Private Sale
Date: 03/07/2018
Rooms: -
Property Type: Apartment
Land Size: 1018 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.