

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

18 Church Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$665,000 & \$695,000

Median sale price

Median price \$561,000 Property Type House Suburb Ballarat Central

Period - From 01/01/2021 to 31/03/2021 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 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	10 Waller Av NEWINGTON 3350	\$690,000	16/10/2020
2	27 Talbot St.S BALLARAT CENTRAL 3350	\$675,000	27/02/2021
3	107 Eyre St BALLARAT CENTRAL 3350	\$650,000	12/10/2020

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:

21/04/2021 12:17



Property Type: House (Previously Occupied - Detached)
Land Size: 419 sqm approx
 Agent Comments

Indicative Selling Price
 \$665,000 - \$695,000
Median House Price
 March quarter 2021: \$561,000

Comparable Properties

10 Waller Av NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 16/10/2020
Property Type: House
Land Size: 797 sqm approx



27 Talbot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$675,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House
Land Size: 362 sqm approx



107 Eyre St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 12/10/2020
Property Type: House (Res)
Land Size: 494 sqm approx