

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

16 Ripon Street South, Ballarat Central Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$750,000

Median sale price

Median price \$456,250

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/04/2018

to

31/03/2019

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		
2		
3		

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.~~

16 Ripon Street South, Ballarat Central Vic 3350

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Indicative Selling Price

\$700,000 - \$750,000

Median House Price

Year ending March 2019: \$456,250



 4  2  2

Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Set in one of Ballarat's finest locations, this residence combines a low maintenance lifestyle with an inner city address. Boasting 3 bedrooms, including the master with walk-in-robe and full ensuite, plus a large study or fourth bedroom. Two spacious living areas, include a formal lounge and an open plan kitchen and dining which boasts impressive floor to ceiling glazing and a superb northerly aspect. Double doors open out into the paved private courtyard.

Comparable Properties

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