

# 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

222 Errard Street South, Ballarat Central Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$530,000 Property Type House Suburb Ballarat Central

Period - From 07/10/2019 to 06/10/2020 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	1108 Dana St BALLARAT CENTRAL 3350	\$645,000	22/07/2019
2	13 Ripon St.S BALLARAT CENTRAL 3350	\$625,000	24/03/2020
3	211 Ripon St.S BALLARAT CENTRAL 3350	\$600,000	04/09/2019

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:

07/10/2020 15:29

Francesca Nicol

03 5331 3911

0412 276 899

fnicol@bigginScott.com.au

**Indicative Selling Price**

\$600,000 - \$650,000

**Median House Price**

07/10/2019 - 06/10/2020: \$530,000



 3  1  2

**Property Type:** House (Res)

**Land Size:** 465 sqm approx

Agent Comments

## Comparable Properties



**1108 Dana St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$645,000

**Method:** Sold Before Auction

**Date:** 22/07/2019

**Property Type:** House (Res)

**Land Size:** 390 sqm approx



**13 Ripon St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

 3  1  2

**Price:** \$625,000

**Method:** Private Sale

**Date:** 24/03/2020

**Property Type:** House

**Land Size:** 506 sqm approx



**211 Ripon St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

 3  1  2

**Price:** \$600,000

**Method:** Private Sale

**Date:** 04/09/2019

**Property Type:** House

**Land Size:** 497 sqm approx