

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

509 Lyons Street South, Ballarat Central 3350

Indicative selling price

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

Single price \$* or range between \$340,000 & \$360,000

Median sale price

Median price \$414,000 *House ☒ *Unit ☐ Suburb or locality Ballarat Central

Period - From 01/01/2017 to 31/12/2017 Source REIV

Comparable property sales

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
8 Urqhart Street, Ballarat Central 3350	\$365,000	20/12/2017
312 Ascot Street South, Ballarat Central 3350	\$362,000	15/08/2017
411 Errard Street South, Ballarat Central 3350	\$360,000	02/09/2017