

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

402 Lyons Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$550,000 & \$580,000

Median sale price

Median price \$540,000 Property Type House Suburb Ballarat Central

Period - From 06/11/2019 to 05/11/2020 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	404 Pleasant St.S NEWINGTON 3350	\$585,000	06/03/2020
2	402 Ripon St.S BALLARAT CENTRAL 3350	\$565,000	11/08/2020
3	205 Drummond St.S BALLARAT CENTRAL 3350	\$551,000	14/10/2019

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:

06/11/2020 16:06



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Property Type: House (Res)

Land Size: 326 sqm approx

Agent Comments

Comparable Properties



404 Pleasant St.S NEWINGTON 3350 (VG)

Agent Comments

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Price: \$585,000

Method: Sale

Date: 06/03/2020

Property Type: House (Res)

Land Size: 531 sqm approx



402 Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 2 2

Price: \$565,000

Method: Private Sale

Date: 11/08/2020

Property Type: House

Land Size: 518 sqm approx



205 Drummond St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$551,000

Method: Private Sale

Date: 14/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 308 sqm approx