

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

11 Ripon Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$447,500

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/07/2017

to

30/06/2018

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	606 South St BALLARAT CENTRAL 3350	\$667,000	06/12/2017
2	22 Ascot St.N BALLARAT CENTRAL 3350	\$610,000	17/02/2018
3	106 Clarendon St SOLDIERS HILL 3350	\$600,000	22/09/2018

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.



3 1 2

Rooms:

Property Type: House

Land Size: 560 sqm approx

Agent Comments

Striking street presence, timeless appeal and a perfect central location, this family home offers a great base for vibrant city living. Beautifully presented, the Victorian floorplan incorporates three large bedrooms, two with built-in fireplaces to add character. Ideal for the family, it features formal lounge, open plan living and dining and a stylish kitchen with all of the modern conveniences. Floor to ceiling windows provide an abundance of natural light and winter warmth and spill out the beautiful rear garden which features established trees and a garden studio.

Comparable Properties



606 South St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$667,000

Method: Private Sale

Date: 06/12/2017

Rooms: -

Property Type: House

Land Size: 799 sqm approx



22 Ascot St.N BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 3 2

Price: \$610,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 520 sqm approx



106 Clarendon St SOLDIERS HILL 3350 (REI)

Agent Comments

3 1 1

Price: \$600,000

Method: Auction Sale

Date: 22/09/2018

Rooms: 4

Property Type: House (Res)

Land Size: 556 sqm approx