

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

213 Lyons Street South, Ballarat Central Vic 3350

Indicative selling price

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

Single price

\$*

or range between

\$360,000

&

\$390,000

Median sale price

Median price

\$432,500

*House

X

*Unit

Suburb
or locality

Ballarat Central

Period - From

Mar 18

to

June 18

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
107a Lyons Street South, Ballarat Central Vic 3350	\$360,000	Nov 17
102 Eyre Street, Ballarat Central Vic 3350	\$390,000	Feb 18
509 Lyons Street South, Ballarat Central Vic 3350	\$365,335	Apr 18