

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

414 Ripon Street South, Ballarat Central

Indicative selling price

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

Single price \$290,000

or range between \$*

&

\$

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
4 Queen Victoria Street, Newington Vic 3350	\$300,000	16/08/17
801 Darling Street, Redan Vic 3350	\$285,000	24/11/17
826 Darling Street, Redan Vic 3350	\$289,950	07/04/17