

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

211 Ripon Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$570,000

&

\$615,000

Median sale price

Median price \$473,000

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/07/2018

to

30/06/2019

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 | 108 Ripon St.S BALLARAT CENTRAL 3350 | \$655,000 | 17/07/2019 |
| 2 | 1108 Dana St BALLARAT CENTRAL 3350 | \$645,000 | 22/07/2019 |
| 3 | 8 Ripon St.S BALLARAT CENTRAL 3350 | \$630,000 | 09/07/2019 |

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 eighteen months.

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Indicative Selling Price

\$570,000 - \$615,000

Median House Price

Year ending June 2019: \$473,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



108 Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$655,000

Method: Private Sale

Date: 17/07/2019

Rooms: -

Property Type: House (Res)



1108 Dana St BALLARAT CENTRAL 3350 (REI) Agent Comments



Price: \$645,000

Method: Sold Before Auction

Date: 22/07/2019

Rooms: -

Property Type: House

Land Size: 390 sqm approx



8 Ripon St.S BALLARAT CENTRAL 3350 (REI) Agent Comments



Price: \$630,000

Method: Private Sale

Date: 09/07/2019

Rooms: -

Property Type: House

Land Size: 309 sqm approx