

## 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 and  
postcode

128 LYONS STREET SOUTH BALLARAT CENTRAL VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Other

Suburb

Ballarat Central

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

### 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

202 LYONS STREET NORTH BALLARAT CENTRAL VIC 3350	\$750,000	26-Aug-22
513 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350	\$790,000	11-Oct-22
503 SKIPTON STREET REDAN VIC 3350	\$760,000	20-May-22

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: 21 March 2023


**202 LYONS STREET NORTH  
BALLARAT CENTRAL VIC 3350**

 3
  1
  2

Sold Price

**\$750,000**

Sold Date **26-Aug-22**

Distance

**0.98km**

**513 LYDIARD STREET NORTH  
SOLDIERS HILL VIC 3350**

 3
  1
  2

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date **11-Oct-22**

Distance

**1.87km**

**503 SKIPTON STREET REDAN VIC  
3350**

 3
  2
  2

Sold Price

**\$760,000**

Sold Date **20-May-22**

Distance

**1.03km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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