

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

2/4 Lyons Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$230,000

&

\$253,000

Median sale price

Median price

\$276,000

House

Unit

X

Suburb or locality

Ballarat Central

Period - From

01/04/2018

to

31/03/2019

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		
2		
3		

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.~~



 1  1  1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$230,000 - \$253,000

Median Unit Price

Year ending March 2019: \$276,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties

**6/18 Webster St BALLARAT CENTRAL 3350
(REI)**

Agent Comments

 1  1  1

Price: \$230,000

Method: Private Sale

Date: 28/11/2018

Rooms: 3

Property Type: Apartment

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.