

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

214 Lyons Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$690,000 & \$739,000

Median sale price

Median price \$535,000 Property Type House Suburb Ballarat Central

Period - From 26/06/2019 to 25/06/2020 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 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
1	308 Errard St.S BALLARAT CENTRAL 3350	\$750,000	24/02/2020
2	315 Lydiard St.N SOLDIERS HILL 3350	\$730,000	13/03/2020
3	318 Errard St.S BALLARAT CENTRAL 3350	\$690,000	03/12/2019

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 18 months.~~

This Statement of Information was prepared on:

26/06/2020 09:12

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Indicative Selling Price

\$690,000 - \$739,000

Median House Price

26/06/2019 - 25/06/2020: \$535,000



3 2 2

Property Type: House

Land Size: 508 sqm approx

Agent Comments

Comparable Properties



308 Errard St.S BALLARAT CENTRAL 3350 (VG)

Agent Comments

3 - -

Price: \$750,000

Method: Sale

Date: 24/02/2020

Property Type: House (Res)

Land Size: 613 sqm approx



315 Lydiard St.N SOLDIERS HILL 3350 (REI)

Agent Comments

3 2 1

Price: \$730,000

Method: Private Sale

Date: 13/03/2020

Property Type: House

Land Size: 441 sqm approx



318 Errard St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 1 1

Price: \$690,000

Method: Private Sale

Date: 03/12/2019

Property Type: House

Land Size: 550 sqm approx