# Statement of Information Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb or locality and postcode

Address 214 Lyons Street South, Ballarat Central Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$690,000		&		\$739,000			
Median sale p	rice							
Median price	\$535,000	Pro	operty Type	Hou	ISE		Suburb	Ballarat Central
Period - From	26/06/2019	to	25/06/2020		So	urce	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.

Ad	dress 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









Property Type: House Land Size: 508 sqm approx Agent Comments Francesca Nicol 03 5331 3911 0412 276 899 fnicol@bigginscott.com.au

Indicative Selling Price \$690,000 - \$739,000 Median House Price 26/06/2019 - 25/06/2020: \$535,000

# **Comparable Properties**



308 Errard St.S BALLARAT CENTRAL 3350 (VG)



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

Agent Comments



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)



Price: \$690,000 Method: Private Sale Date: 03/12/2019 Property Type: House Land Size: 550 sqm approx

Account - Biggin & Scott | P: 03 5331 3911



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments