

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

6/4 Lyons Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$335,000 & \$368,500

Median sale price

Median price \$395,000 Property Type Unit Suburb Ballarat Central

Period - From 01/10/2020 to 30/09/2021 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	2/709b Darling St REDAN 3350	\$357,000	26/10/2021
2	1/422 Ascot St BALLARAT CENTRAL 3350	\$345,000	21/07/2021
3	5/16 Kent St BALLARAT CENTRAL 3350	\$337,000	23/08/2021

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:

02/12/2021 13:17



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Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$335,000 - \$368,500

Median Unit Price

Year ending September 2021: \$395,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties

2/709b Darling St REDAN 3350 (VG)

Agent Comments

2 - -

Price: \$357,000

Method: Sale

Date: 26/10/2021

Property Type: Flat/Unit/Apartment (Res)

1/422 Ascot St BALLARAT CENTRAL 3350 (VG)

Agent Comments

2 - -

Price: \$345,000

Method: Sale

Date: 21/07/2021

Property Type: Flat/Unit/Apartment (Res)



5/16 Kent St BALLARAT CENTRAL 3350 (VG)

Agent Comments

2 - -

Price: \$337,000

Method: Sale

Date: 23/08/2021

Property Type: Flat/Unit/Apartment (Res)