

# STATEMENT OF INFORMATION

117 LYONS STREET S, BALLARAT CENTRAL, VIC 3350

PREPARED BY JIM BAMBRIDGE, RED CIRCLE REAL ESTATE BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**117 LYONS STREET S, BALLARAT**

 3  2  1

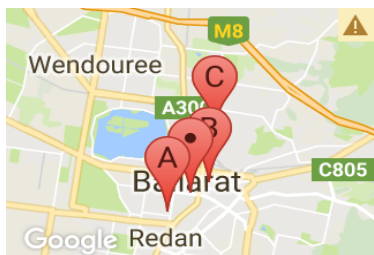
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$470,000 to \$520,000**

Provided by: Jim Bambridge, Red Circle Real Estate Ballarat

## MEDIAN SALE PRICE



**BALLARAT CENTRAL, VIC, 3350**

**Suburb Median Sale Price (House)**

**\$416,500**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**413 WINDERMERE ST, BALLARAT CENTRAL,**

 3  2  2

**Sale Price**

**\*\$472,500**

Sale Date: 21/02/2018

Distance from Property: 799m



**4/6 BATH LANE, BALLARAT CENTRAL, VIC**

 3  2  1

**Sale Price**

**\*\$475,000**

Sale Date: 13/02/2018

Distance from Property: 588m



**526 ARMSTRONG ST, SOLDIERS HILL, VIC 3350**

 3  2  1

**Sale Price**

**\$495,000**

Sale Date: 22/12/2017

Distance from Property: 1.9km



This report has been compiled on 14/03/2018 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

117 LYONS STREET S, 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)

Price Range:

\$470,000 to \$520,000

Median sale price

Median price

\$416,500

House

X

Unit


Suburb

BALLARAT CENTRAL

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
413 WINDERMERE ST, BALLARAT CENTRAL, VIC 3350	*\$472,500	21/02/2018
4/6 BATH LANE, BALLARAT CENTRAL, VIC 3350	*\$475,000	13/02/2018
526 ARMSTRONG ST, SOLDIERS HILL, VIC 3350	\$495,000	22/12/2017