

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

2/317 Ripon Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price

\$289,000

Median sale price

Median price

\$298,750

Property Type

Unit

Suburb

Ballarat Central

Period - From

01/10/2019

to

30/09/2020

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	2/403 Pleasant St.S BALLARAT CENTRAL 3350	\$377,500	07/02/2020
2	3/220 Ascot St.S BALLARAT CENTRAL 3350	\$340,000	08/07/2019
3	220 Talbot St.S BALLARAT CENTRAL 3350	\$335,000	21/02/2020

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:

31/10/2020 14:07



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$289,000

Median Unit Price
Year ending September 2020: \$298,750

Comparable Properties



2/403 Pleasant St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

2 2 1

Price: \$377,500
Method: Private Sale
Date: 07/02/2020
Rooms: 4
Property Type: Unit
Land Size: 434 sqm approx



3/220 Ascot St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$340,000
Method: Private Sale
Date: 08/07/2019
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 299 sqm approx



220 Talbot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 1 1

Price: \$335,000
Method: Sale by Tender
Date: 21/02/2020
Property Type: Townhouse (Single)