

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 17 Lyons Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$447,500 House X Unit Suburb Ballarat Central

Period - From 01/10/2017 to 30/09/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

17 Lyons Street South, Ballarat Central Vic 3350

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Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending September 2018: \$447,500



 4  3  4

Rooms: 7

Property Type: House

Land Size: 1870 sqm approx

Agent Comments

This distinguished Federation Queen Anne residence with a rich double storey façade displays a wealth of exquisite heritage detail, elegance and comfort on a generous 1054m2 allotment (approx.) The first impression beyond the iron fence and well groomed gardens is a stunning contemporary achievement offering an exceptional family lifestyle in the prized inner city square of Central Ballarat. Craft an enviable family future in Ballarat's premier lifestyle precinct close to restaurants, cafes, cinema, train station, hospital precinct, Ballarat's finest schools.

Comparable Properties

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