

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 of locality andpostcode

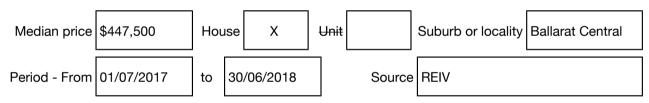
ss	407 Ripon Street South, Ballarat Central Vic 3350
or	
de	

## Indicative selling price

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

Range between	\$290,000	&	\$310,000
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#### Median sale price



#### 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 eighteen 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	205 Drummond St.S BALLARAT CENTRAL 3350	\$343,000	15/08/2018
2	118 Clyde St SOLDIERS HILL 3350	\$333,500	25/08/2018
3	302 Humffray St.S GOLDEN POINT 3350	\$330,000	30/07/2018

#### 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 eighteen months.

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propertydata

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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.



407 Ripon Street South, Ballarat Central Vic 3350



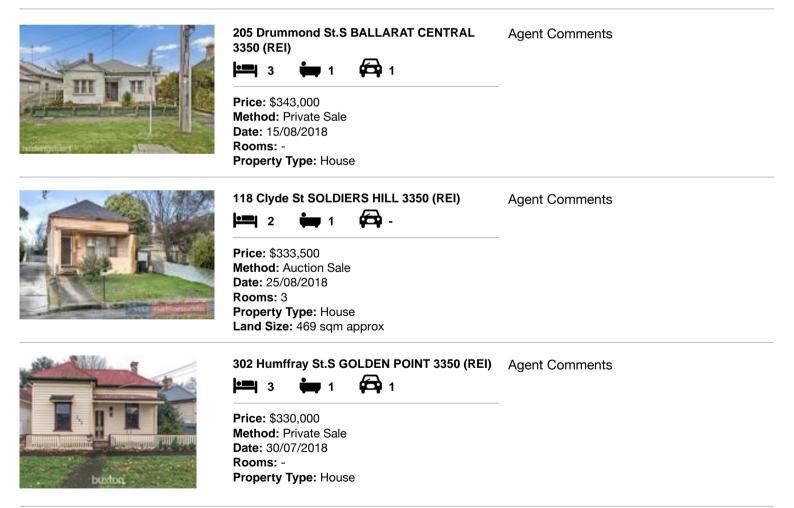




Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 502 sqm approx Agent Comments Chris Gladman 03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

> Indicative Selling Price \$290,000 - \$310,000 Median House Price Year ending June 2018: \$447,500

# **Comparable Properties**



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