

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

2/205 Ripon Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$297,500

&

\$325,500

Median sale price

Median price \$308,000

House

Unit

X

Suburb or locality

Ballarat Central

Period - From 01/01/2018

to

31/12/2018

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 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	803 Cosmopolitan PI BALLARAT CENTRAL 3350	\$315,000	06/03/2018
2	1/221 Talbot St.S BALLARAT CENTRAL 3350	\$300,000	13/07/2018
3	3/103-105 Ascot St.S BALLARAT CENTRAL 3350	\$278,000	29/01/2019

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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Indicative Selling Price

\$297,500 - \$325,500

Median Unit Price

Year ending December 2018: \$308,000


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  1
Rooms: 4**Property Type:** Strata Unit/Flat

Agent Comments

Offered to the market for the first time in more than 24 years, this magnificent 2 bedroom unit is located within walking distance to the picturesque Lake Wendouree and a short drive into the heart of the Ballarat CBD, offering an "inner city" lifestyle with easy access to some of Ballarat's best cafes and restaurants. Set on its own title, this home is the perfect downsizer to suit the discerning buyer, including 2 bedrooms with great storage, a functional central bathroom with bath and separate shower, a large meals and living area as well as a huge kitchen.

Comparable Properties

**803 Cosmopolitan PI BALLARAT CENTRAL 3350 (VG)**

Agent Comments

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Price: \$315,000**Method:** Sale**Date:** 06/03/2018**Rooms:** -**Property Type:** House - Attached House N.E.C.**Land Size:** 159 sqm approx**1/221 Talbot St.S BALLARAT CENTRAL 3350 (VG)**

Agent Comments

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Price: \$300,000**Method:** Sale**Date:** 13/07/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 284 sqm approx**3/103-105 Ascot St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

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  1
Price: \$278,000**Method:** Private Sale**Date:** 29/01/2019**Rooms:** 3**Property Type:** Townhouse (Single)