

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

106 Ripon Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$525,000 Property Type House Suburb Ballarat Central

Period - From 04/05/2019 to 03/05/2020 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	1 Ajax St NEWINGTON 3350	\$601,680	25/09/2019
2	211 Ripon St.S BALLARAT CENTRAL 3350	\$600,000	04/09/2019
3	320 Ripon St.S BALLARAT CENTRAL 3350	\$576,000	15/04/2019

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 18 months.~~

This Statement of Information was prepared on:

04/05/2020 09:41



Property Type: House (Previously Occupied - Detached)

Land Size: 323 sqm approx

Agent Comments

Comparable Properties



1 Ajax St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$601,680

Method: Private Sale

Date: 25/09/2019

Property Type: House

Land Size: 318 sqm approx



211 Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 04/09/2019

Property Type: House

Land Size: 497 sqm approx



320 Ripon St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$576,000

Method: Private Sale

Date: 15/04/2019

Property Type: House

Land Size: 412 sqm approx