

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

511 Lyons Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$520,000

&

\$560,000

Median sale price

Median price

\$520,000

Property Type

House

Suburb

Ballarat Central

Period - From

11/12/2018

to

10/12/2019

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	304 Eyre St BALLARAT CENTRAL 3350	\$542,000	16/08/2019
2	219 Dawson St.S BALLARAT CENTRAL 3350	\$540,000	09/04/2019
3	11a Fawkner St BALLARAT CENTRAL 3350	\$520,000	18/04/2019

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:

11/12/2019 14:48



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Property Type: House

Land Size: 554 sqm approx

Agent Comments

Comparable Properties



304 Eyre St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$542,000

Method: Private Sale

Date: 16/08/2019

Property Type: House (Res)

Land Size: 342 sqm approx



219 Dawson St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 -

Price: \$540,000

Method: Sold After Auction

Date: 09/04/2019

Rooms: 4

Property Type: House

Land Size: 501 sqm approx



11a Fawkner St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$520,000

Method: Private Sale

Date: 18/04/2019

Property Type: House

Land Size: 490 sqm approx