

# 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

402 Ripon Street South, Ballarat Central Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$595,000

### Median sale price

Median price \$527,750 Property Type House Suburb Ballarat Central

Period - From 14/07/2019 to 13/07/2020 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	13 Ripon St.S BALLARAT CENTRAL 3350	\$625,000	24/03/2020
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:

14/07/2020 14:26



3 2 2

**Property Type:** House

**Land Size:** 519 sqm approx

Agent Comments

## Comparable Properties

**13 Ripon St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

3 1 2

**Price:** \$625,000

**Method:** Private Sale

**Date:** 24/03/2020

**Property Type:** House



**211 Ripon St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

3 1 2

**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

3 1 1

**Price:** \$576,000

**Method:** Private Sale

**Date:** 15/04/2019

**Property Type:** House

**Land Size:** 412 sqm approx