

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

108 Ripon Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$640,000

&

\$680,000

Median sale price

Median price \$456,250

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/04/2018

to

31/03/2019

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 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	308 Ascot St.S BALLARAT CENTRAL 3350	\$665,000	21/04/2018
2	11 Ripon St.S BALLARAT CENTRAL 3350	\$650,000	27/10/2018
3	9a Durham St NEWINGTON 3350	\$635,000	08/12/2018

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.



Rooms: 6

Property Type: House (Res)

Land Size: 350 sqm approx

Agent Comments

Timeless appeal with the ease of modern living, perfectly located, this family home offers a great base for vibrant inner city living. Beautifully renovated and extended, it incorporates 3 bedrooms (built-in-robres), including the master suite with ensuite. The striking lounge features classic box bay window and open fire place and is perfect for a warm night in. The modern extension comprises a stylishly elegant kitchen with stone benchtops, ample bench space, breakfast bar and quality appliances.

Comparable Properties



308 Ascot St.S BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments



Price: \$665,000

Method: Auction Sale

Date: 21/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 750 sqm approx



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

Agent Comments



Price: \$650,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 532 sqm approx



9a Durham St NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 08/12/2018

Rooms: -

Property Type: House

Land Size: 414 sqm approx