

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

5/4 Lyons Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price \$449,000

Median sale price

Median price \$370,000

Property Type Unit

Suburb Ballarat Central

Period - From 01/04/2024

to 31/03/2025

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 | 10/412 Drummond St.N BALLARAT CENTRAL 3350 | \$365,000 | 01/05/2025 |
| 2 | 73a Victoria St BALLARAT EAST 3350 | \$445,000 | 14/10/2024 |
| 3 | 12/300 Gillies St.N WENDOUREE 3355 | \$440,000 | 23/09/2024 |

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:

15/05/2025 15:43

5/4 Lyons Street, Ballarat Central Vic 3350



Robert Cunningham

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Indicative Selling Price

\$449,000

Median Unit Price

Year ending March 2025: \$370,000



2 1 1

Rooms: 5

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



10/412 Drummond St.N BALLARAT CENTRAL 3350 (REI) Agent Comments

2 1 1

Price: \$365,000

Method: Private Sale

Date: 01/05/2025

Property Type: Townhouse (Single)



73a Victoria St BALLARAT EAST 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$445,000

Method: Private Sale

Date: 14/10/2024

Property Type: Apartment

Land Size: 118 sqm approx



12/300 Gillies St.N WENDOUREE 3355 (REI)

Agent Comments

2 2 2

Price: \$440,000

Method: Private Sale

Date: 23/09/2024

Property Type: Unit

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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