Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 5/4 Lyons Street, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this		

Single price \$449,000

Median sale price

Median price	\$370,000	Pro	perty Type Unit	:	Suburb	Ballarat Central
Period - From	01/04/2024	to	31/03/2025	Sour	ce 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.

Add	dress 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



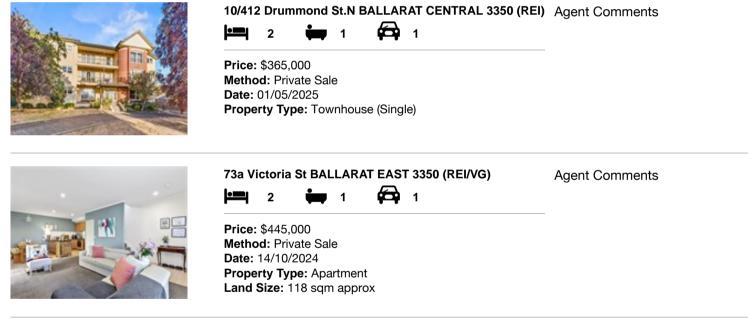
Robert Cunningham 0353370040 0418543634 robert@doepels.com.au

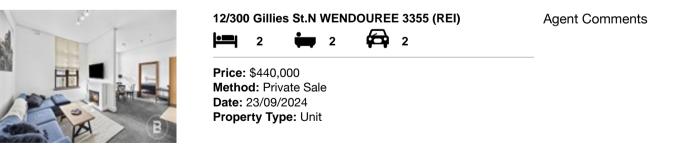




Rooms: 5 Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$449,000 Median Unit Price Year ending March 2025: \$370,000

Comparable Properties





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



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