

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

202 Lyons Street South, Ballarat Central, VIC 3350

Indicative selling price

Single Price or Range between

\$1,200,000 - \$1,300,000

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

Median sale price

Median Price \$455,000	Property Type House	Suburb BALLARAT CENTRAL
Period From 18/03/2018	Period To 18/09/2019	Source Core Logic

Comparable property sales

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.



**138A WEBSTER STREET
LAKE WENDOUREE**

4 2 2

Price \$1,220,000
Date of Sale 05/08/2019
Land 847 sqm



**28 WINDERMERE STREET
BALLARAT CENTRAL**

4 2 2

Price \$1,290,000
Date of Sale 16/04/2019
Land 673 sqm