

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	22 Ripon St.N BALLARAT CENTRAL 3350	\$997,000	25/11/2019
2	313 Lyons St.S BALLARAT CENTRAL 3350	\$875,000	30/10/2019
3	106 Pleasant St.S NEWINGTON 3350	\$820,000	08/04/2019

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:



Property Type: House (Previously Occupied - Detached)

Land Size: 1111 sqm approx

Agent Comments

Comparable Properties



22 Ripon St.N BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$997,000

Method: Auction Sale

Date: 25/11/2019

Rooms: 4

Property Type: House

Land Size: 996 sqm approx



313 Lyons St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$875,000

Method: Sale by Tender

Date: 30/10/2019

Property Type: House

Land Size: 1018 sqm approx



106 Pleasant St.S NEWINGTON 3350 (REI/VG)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 08/04/2019

Property Type: House

Land Size: 639 sqm approx