

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

303 Ripon Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$610,000 & \$671,000

Median sale price

Median price \$545,000 Property Type House Suburb Ballarat Central

Period - From 01/01/2020 to 31/12/2020 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	213 Eyre St BALLARAT CENTRAL 3350	\$660,000	08/12/2020
2	17 Windermere St BALLARAT CENTRAL 3350	\$645,000	23/09/2020
3	222 Errard St.S BALLARAT CENTRAL 3350	\$639,750	16/10/2020

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:

26/02/2021 16:13



Property Type: House (Previously Occupied - Detached)

Land Size: 420 sqm approx

Agent Comments

Indicative Selling Price

\$610,000 - \$671,000

Median House Price

Year ending December 2020: \$545,000

Comparable Properties



213 Eyre St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 08/12/2020

Property Type: House (Res)

Land Size: 313 sqm approx



17 Windermere St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$645,000

Method: Private Sale

Date: 23/09/2020

Rooms: 5

Property Type: House (Res)

Land Size: 506 sqm approx



222 Errard St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$639,750

Method: Private Sale

Date: 16/10/2020

Property Type: House

Land Size: 465 sqm approx