

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

402 Lyons Street South, Ballarat 3350

Indicative selling price

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

Single price

\$*

or range between

\$350,000

&

\$370,000

Median sale price

Median price

\$400,000

*House

X

*Unit

Suburb
or locality

Ballarat

Period - From

June 2018

to

Sept 2018

Source

REIV

Comparable property sales

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
205 Drummond Street South, Ballarat Central 3350	\$343,000	15/08/2018
304A Windermere Street, Ballarat Central 3350	\$376,000	01/08/2017
312 Ascot Street South, Ballarat Central 3350	\$362,000	21/08/2017