

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	502 Ripon Street South, Ballarat Central Vic 3350
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Indicative selling price

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

Range between	\$300,000	&	\$320,000
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Median sale price

Median price	\$385,000	House	X	Unit		Suburb	Ballarat Central
Period - From	01/07/2016	to	30/06/2017	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	405 Drummond St.S BALLARAT CENTRAL 3350	\$342,000	27/04/2017
2	432 Creswick Rd BALLARAT CENTRAL 3350	\$305,000	27/04/2017
3	317 Doveton St.S BALLARAT CENTRAL 3350	\$305,000	05/07/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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 3
  1
  2

Rooms: 5
Property Type: House
 Agent Comments

Indicative Selling Price

\$300,000 - \$320,000

Median House Price

Year ending June 2017: \$385,000

Offering a great location on approximately 460 m2, this comfortable home features 3 bedrooms (with robes) lounge, large family room and a spacious, well equipped kitchen/dining. Additional features include near new carpets and window furnishings, heating in bedrooms and R/C to the living areas, family bathroom, laundry with direct access, ample roof storage, double garage and off-street parking. This home is a must see.

Comparable Properties



405 Drummond St.S BALLARAT CENTRAL 3350 (REI) Agent Comments

 3
  1
  -

Price: \$342,000
Method: Private Sale
Date: 27/04/2017
Rooms: -
Property Type: House (Res)



432 Creswick Rd BALLARAT CENTRAL 3350 (REI/VG) Agent Comments

 3
  1
  1

Price: \$305,000
Method: Private Sale
Date: 27/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 668 sqm approx



317 Doveton St.S BALLARAT CENTRAL 3350 (REI) Agent Comments

 3
  1
  2

Price: \$305,000
Method: Private Sale
Date: 05/07/2017
Rooms: -
Property Type: House
Land Size: 300 sqm approx