

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	3/117 Ripon Street South, Ballarat Central Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$279,999	&	\$299,999

Median sale price

Median price	\$382,000	Hou	se X	Unit		Suburb or locality	Ballarat Central
Period - From	01/04/2017	to	30/06/2017		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	16 Specimen Vale.S BALLARAT EAST 3350	\$282,000	07/02/2017
2	2/9 Foster St REDAN 3350	\$270,000	12/05/2017
3	803 Cosmopolitan PI BALLARAT CENTRAL 3350	\$262,500	14/02/2017

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 eighteen months.

Account - Harcourts Ballarat | P: 03 5333 1144 | F: 03 5331 3055



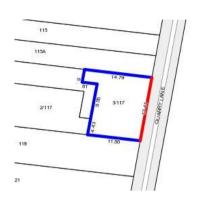


Price

Date of sale

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Rooms: 4 **Property Type: Agent Comments**

Indicative Selling Price \$279,999 - \$299,999 **Median House Price** June quarter 2017: \$382,000

Comparable Properties



16 Specimen Vale.S BALLARAT EAST 3350

(REI)

└─ 2

Price: \$282,000 Method: Private Sale Date: 07/02/2017

Rooms: 3

Property Type: Townhouse (Res)

Agent Comments



2/9 Foster St REDAN 3350 (REI)

-

Price: \$270.000 Method: Private Sale Date: 12/05/2017

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



803 Cosmopolitan PI BALLARAT CENTRAL

3350 (REI)

└─ 2

Price: \$262,500 Method: Private Sale

Rooms: -

Date: 14/02/2017

Property Type: Townhouse (Single)

Agent Comments

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