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

102 Lyons Street South, Ballarat Central Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$475,000		&		\$505,000			
Median sale pr	rice							
Median price	\$605,000	Pro	operty Type	Ηοι	ISE		Suburb	Ballarat Central
Period - From	01/04/2023	to	31/03/2024		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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.

This Statement of Information was prepared on:

28/06/2024 09:46









Property Type: House Land Size: 252 sqm approx Agent Comments Indicative Selling Price \$475,000 - \$505,000 Median House Price Year ending March 2024: \$605,000

Comparable Properties

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 - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555





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