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

14/318 Lyons Street South, Ballarat Central Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$215,000		&		\$225,000			
Median sale p	rice							
Median price	\$435,000	Pro	operty Type	Unit			Suburb	Ballarat Central
Period - From	01/01/2023	to	31/12/2023		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 last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/4 Lyons St.S BALLARAT CENTRAL 3350	\$247,500	15/11/2023
2	2/313 Tinworth Av MOUNT CLEAR 3350	\$239,000	23/01/2024
3	3/45 Otway St.S BALLARAT EAST 3350	\$225,000	10/10/2023

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:

29/01/2024 16:37









Property Type: Unit Agent Comments Indicative Selling Price \$215,000 - \$225,000 Median Unit Price Year ending December 2023: \$435,000

Agent Comments

Comparable Properties



3/4 Lyons St.S BALLARAT CENTRAL 3350 (REI)



Price: \$247,500 Method: Sale by Tender Date: 15/11/2023 Property Type: House

2/313 Tinworth Av MOUNT CLEAR 3350 (REI) Agent Comments



Price: \$239,000 Method: Private Sale Date: 23/01/2024 Property Type: Unit



3/45 Otway St.S BALLARAT EAST 3350 (REI) Agent Comments



Price: \$225,000 Method: Private Sale Date: 10/10/2023

Property Type: Unit

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



propertydata

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