

## 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 and  
postcode

4/203 RIPON STREET SOUTH BALLARAT CENTRAL VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$402,500

Property type

Unit

Suburb

Ballarat Central

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### 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.

Address of comparable property

Price

Date of sale

12 MALAKOFF STREET NEWINGTON VIC 3350	\$380,000	16-Sep-23
21 FAWKNER STREET BALLARAT CENTRAL VIC 3350	\$370,000	24-Feb-24
43 GRANT STREET BALLARAT CENTRAL VIC 3350	\$370,000	01-Dec-23

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: 25 June 2024



**12 MALAKOFF STREET  
NEWINGTON VIC 3350**

3 1 -

Sold Price **\$380,000** Sold Date **16-Sep-23**

Distance **0.61km**



**21 FAWKNER STREET BALLARAT  
CENTRAL VIC 3350**

3 1 2

Sold Price <sup>RS</sup> **\$370,000** Sold Date **24-Feb-24**

Distance **1.27km**



**43 GRANT STREET BALLARAT  
CENTRAL VIC 3350**

3 1 1

Sold Price **\$370,000** Sold Date **01-Dec-23**

Distance **1.58km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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