

# 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

1007 Lydiard Street North, Ballarat North Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$525,000 Property Type House Suburb Ballarat North

Period - From 13/09/2020 to 12/09/2021 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 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
1	211 DOWLING St WENDOUREE 3355	\$575,000	21/04/2021
2	720 Gregory St SOLDIERS HILL 3350	\$570,000	30/03/2021
3	407 Walker St BALLARAT NORTH 3350	\$554,900	07/06/2021

**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:

13/09/2021 17:32

Scott Petrie

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**Indicative Selling Price**

\$550,000 - \$600,000

**Median House Price**

13/09/2020 - 12/09/2021: \$525,000



3   1   4

**Rooms:** 6

**Property Type:** House

**Land Size:** 1033 sqm approx

Agent Comments

## Comparable Properties



**211 DOWLING St WENDOUREE 3355 (VG)**

Agent Comments

3   -   -

**Price:** \$575,000

**Method:** Sale

**Date:** 21/04/2021

**Property Type:** House (Res)

**Land Size:** 669 sqm approx



**720 Gregory St SOLDIERS HILL 3350 (VG)**

Agent Comments

3   -   -

**Price:** \$570,000

**Method:** Sale

**Date:** 30/03/2021

**Property Type:** House (Res)

**Land Size:** 602 sqm approx



**407 Walker St BALLARAT NORTH 3350 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$554,900

**Method:** Private Sale

**Date:** 07/06/2021

**Property Type:** House

**Land Size:** 580 sqm approx

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