

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

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



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