

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

8 Pinevale Way Ballarat North VIC 3350

Indicative selling price

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

Single Price

or range
between

\$625,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

House

Suburb

Ballarat North

Period-from

01 Dec 2019

to

30 Nov 2020

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

6 Pinevale Way Ballarat North VIC 3350	\$640,000	17-Nov-19
14 Heights Crescent Ballarat North VIC 3350	\$610,000	04-Sep-20
12 Heights Crescent Ballarat North VIC 3350	\$605,000	12-Feb-20

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: 02 December 2020

McGrath

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6 Pinevale Way Ballarat North VIC 3350

3 2 2

Sold Price

\$640,000

Sold Date

17-Nov-19

Distance

0.02km



14 Heights Crescent Ballarat North VIC 3350

5 2 2

Sold Price

\$610,000

Sold Date

04-Sep-20

Distance

0.44km



12 Heights Crescent Ballarat North VIC 3350

4 2 2

Sold Price

\$605,000

Sold Date

12-Feb-20

Distance

0.47km



106 Norman Street Ballarat North VIC 3350

4 2 3

Sold Price

\$657,500

Sold Date

28-Nov-19

Distance

0.49km



7 Kinloch Court Nerrina VIC 3350

4 3 2

Sold Price

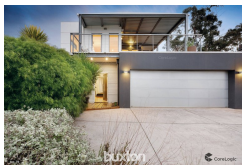
\$715,000

Sold Date

02-Sep-20

Distance

0.9km



3 Kinloch Court Nerrina VIC 3350

3 2 2

Sold Price

\$675,000

Sold Date

01-Jul-20

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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12 St Mirren Drive Nerrina VIC 3350 Sold Price **\$710,000** Sold Date **25-Oct-19**

3 2 2

Distance **1.04km**



2 Jenna Court Invermay Park VIC 3350 Sold Price **\$620,000** Sold Date **09-Sep-20**

4 2 3

Distance **1.36km**

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

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