

# 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

1006 Ligar Street, 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) (\*Delete single price or range as applicable)

Single price \$330,000 or range between \$\* & \$\*

### Median sale price

Median price \$622,500 Property type House Suburb Ballarat North

Period - From 01 Feb 2023 to 31 Jan 2024 Source CoreLogic

### Comparable property sales

**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.

Address of comparable property	Price	Date of sale
	\$	
	\$	
	\$	

This Statement of Information was prepared on: 19 February 2024