

## 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

15 Botanic Drive, 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 \$620,000

&amp;

\$630,000

**Median sale price**

Median price \$408,250

House

X

Unit

Suburb or locality

Ballarat North

Period - From 01/10/2017

to

31/12/2017

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 eighteen 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	33 HEIGHTS Cr BALLARAT NORTH 3350	\$638,000	04/11/2017
2	2a Pinewood Dr BALLARAT NORTH 3350	\$625,000	18/10/2017
3	8 Cullinan Ct BALLARAT NORTH 3350	\$610,000	05/12/2017

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 eighteen months.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 1550 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$630,000  
**Median House Price**  
December quarter 2017: \$408,250

## Comparable Properties



**33 HEIGHTS Cr BALLARAT NORTH 3350**  
**(REI/VG)**

**Agent Comments**



**Price:** \$638,000  
**Method:** Private Sale  
**Date:** 04/11/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 927 sqm approx



**2a Pinewood Dr BALLARAT NORTH 3350**  
**(REI/VG)**

**Agent Comments**



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 18/10/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1808 sqm approx



**8 Cullinan Ct BALLARAT NORTH 3350**  
**(REI/VG)**

**Agent Comments**



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 05/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1438 sqm approx