

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 10/914 Ligar Street, Ballarat North Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000 & \$325,000

Median sale price

Median price \$380,000 Property Type Unit Suburb Ballarat North

Period - From 01/01/2024 to 31/12/2024 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	1/914 Ligar St BALLARAT NORTH 3350	\$325,000	20/01/2025
2	4/905 Lydiard St.N BALLARAT NORTH 3350	\$330,000	01/11/2024
3	6/325 Walker St BALLARAT NORTH 3350	\$314,000	15/02/2024

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: 29/01/2025 09:41

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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$320,000 - \$325,000
Median Unit Price
Year ending December 2024: \$380,000

Comparable Properties



1/914 Ligar St BALLARAT NORTH 3350 (REI)

Agent Comments

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Price: \$325,000
Method: Private Sale
Date: 20/01/2025
Property Type: Unit



4/905 Lydiard St.N BALLARAT NORTH 3350 (REI/VG)

Agent Comments

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Price: \$330,000
Method: Private Sale
Date: 01/11/2024
Property Type: Unit



6/325 Walker St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

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Price: \$314,000
Method: Private Sale
Date: 15/02/2024
Property Type: Unit

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559