

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

911 Havelock Street, Ballarat North, VIC 3350

Indicative selling price

\$ 325,000 - \$355,000

Range between

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

Median sale price

Median price
\$ 395,000

House

*Delete house or unit as applicable

Suburb
BALLARAT NORTH

Period
06/12/2017 - 06/06/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



1024 LYDIARD STREET
BALLARAT NORTH

2 1 2

Normal Sale \$367,000
Date Sold 06/06/2018
Land 616 sqm



32 PALING STREET
BALLARAT NORTH

2 1 2

Normal Sale \$316,000
Date Sold 15/08/2018
Land 887 sqm



8 BAIRD STREET
BALLARAT CENTRAL

2 1 2

Normal Sale \$362,500
Date Sold 17/10/2018
Land 521 sqm