

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

117 MOOLA STREET 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

\$525,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

House

Suburb

Ballarat North

Period-from

01 Mar 2021

to

28 Feb 2022

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

16 MARGARET AVENUE BALLARAT NORTH VIC 3350	\$566,500	17-Dec-21
14 LAVINIA DRIVE BALLARAT NORTH VIC 3350	\$572,500	10-Nov-21
604 SHERRARD STREET BLACK HILL VIC 3350	\$551,000	17-Feb-22

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: 24 March 2022



16 MARGARET AVENUE BALLARAT Sold Price
NORTH VIC 3350

\$566,500 Sold Date **17-Dec-21**

3 1 1

Distance **0.13km**



14 LAVINIA DRIVE BALLARAT
NORTH VIC 3350

Sold Price

\$572,500 Sold Date **10-Nov-21**

3 1 2

Distance **1.03km**



604 SHERRARD STREET BLACK
HILL VIC 3350

Sold Price

\$551,000 Sold Date **17-Feb-22**

3 1 2

Distance **0.96km**



115 MOOLA STREET BALLARAT
NORTH VIC 3350

Sold Price

\$470,000 Sold Date **06-Jul-21**

3 1 2

Distance **0.03km**



106 MOOLA STREET BALLARAT
NORTH VIC 3350

Sold Price

\$565,000 Sold Date **31-Dec-21**

3 1 2

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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