

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

123 Doodts Road, Ballarat North, VIC 3350

Indicative selling price

Single Price or Range between

\$485,000 - \$515,000

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

Median sale price

Median Price

\$395,000

Property Type

House

Suburb

BALLARAT NORTH

Period From

09/04/2018

Period To

09/10/2019

Source

Core Logic

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



**5 MITCHELL COURT
SOLDIERS HILL**

3 1 1

Price \$444,000

Date of Sale 08/08/2019

Land 519 sqm



**411 SHERRARD STREET
BLACK HILL**

4 2 3

Price \$480,000

Date of Sale 17/05/2019

Land 1102 sqm



**213 SIMPSON STREET
BALLARAT NORTH**

3 2 2

Price \$475,000

Date of Sale 15/05/2019

Land 603 sqm