

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

2A Hillside Drive, Ballarat North, VIC 3350

Indicative selling price

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

Single price \$185,000

or range between

&

Median sale price

Median price

\$ 395,000

Property type

House

Suburb

BALLARAT NORTH

Period - From

28/08/2018

to

28/02/2020

Source

CoreLogic

Comparable property sales

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
1 324 Simpson Street Ballarat North	\$185,000	20/09/2019
2 1a Mitchell Court Soldiers Hill	\$195,000	20/12/2018
3		

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:

28/02/2020