

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

6/1000 SHERRARD 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

\$324,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Ballarat North

Period-from

01 May 2022

to

30 Apr 2023

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

301 NORMAN STREET BALLARAT NORTH VIC 3350	\$330,000	06-Mar-23
2/914 LIGAR STREET BALLARAT NORTH VIC 3350	\$305,000	05-Apr-23
1/512 PEEL STREET NORTH BLACK HILL VIC 3350	\$372,000	03-Sep-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: 15 May 2023



**301 NORMAN STREET BALLARAT
NORTH VIC 3350**

2 1 1

Sold Price

\$330,000

Sold Date **06-Mar-23**

Distance **0.46km**



**2/914 LIGAR STREET BALLARAT
NORTH VIC 3350**

2 1 1

Sold Price

^{RS} **\$305,000**

Sold Date **05-Apr-23**

Distance **0.57km**



**1/512 PEEL STREET NORTH BLACK
HILL VIC 3350**

2 1 2

Sold Price

\$372,000

Sold Date **03-Sep-22**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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