

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 or
locality and postcode

4/1124 Doveton Street North, Ballarat North Vic 3350

Indicative selling price

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

Range between \$275,000

&

\$295,000

Median sale price

Median price \$356,084

House

X

Unit

Suburb or locality

Ballarat North

Period - From 01/04/2017

to

31/03/2018

Source REIV

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 eighteen 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	12 Walsh Av BALLARAT NORTH 3350	\$300,000	19/09/2017
2	2/1118 Ligar St BALLARAT NORTH 3350	\$290,000	30/08/2017
3	22a KINNANE Ct BALLARAT NORTH 3350	\$283,500	04/09/2017

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 eighteen months.



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Rooms:**Property Type:** House**Land Size:** 282 sqm approx

Agent Comments

Impeccably located at the front of the block, with its own off street parking, in the highly sought after Ballarat North, sits this charming three bedroom home which oozes character. From the moment you step onto the property, you are greeted with a sense of peace and comfort, from the beautifully landscaped gardens to the period charm of every room. Polished pine floorboards, stone benchtops, rear decking, updated bathroom, separate powder room with second toilet and heating & cooling are just some of many features of this stunning home.

Comparable Properties

**12 Walsh Av BALLARAT NORTH 3350 (REI/VG)** Agent Comments

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Price: \$300,000**Method:** Private Sale**Date:** 19/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 741 sqm approx**2/1118 Ligar St BALLARAT NORTH 3350 (REI/VG)**

Agent Comments

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Price: \$290,000**Method:** Private Sale**Date:** 30/08/2017**Rooms:** -**Property Type:** House (Res)**22a KINNANE Ct BALLARAT NORTH 3350 (REI/VG)**

Agent Comments

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Price: \$283,500**Method:** Private Sale**Date:** 04/09/2017**Rooms:** 5**Property Type:** House (Res)**Land Size:** 593 sqm approx