

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

32 Paling Street, 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 \$367,000

House

X

Unit

Suburb or locality

Ballarat North

Period - From 01/07/2017

to

30/06/2018

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	1009 Havelock St BALLARAT NORTH 3350	\$295,000	20/02/2018
2	910 Doveton St.N BALLARAT NORTH 3350	\$286,000	28/02/2018
3	1021 Havelock St BALLARAT NORTH 3350	\$285,000	15/12/2017

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.



Rooms: 4

Property Type:

Agent Comments

Located in popular Ballarat North this two bedroom original home is clean and comfortable. Situated on 889m2 (approx.), comprising lounge, dining, kitchen and bathroom and a huge back garden offering the potential for further development (STCA). With proven dual occupancy subdivision success in the immediate area this is an outstanding opportunity (STCA). Located within close proximity of the train station, CBD, shops and sporting grounds, this home ticks a lot of boxes.

Comparable Properties



1009 Havelock St BALLARAT NORTH 3350
(REI/VG)

Agent Comments



Price: \$295,000

Method: Private Sale

Date: 20/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 747 sqm approx



910 Doveton St.N BALLARAT NORTH 3350
(REI/VG)

Agent Comments



Price: \$286,000

Method: Private Sale

Date: 28/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 501 sqm approx



1021 Havelock St BALLARAT NORTH 3350
(REI/VG)

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 15/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 700 sqm approx