buxton

STATEMENT OF INFORMATION

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

1104A Armstrong Street North, Ballarat North, VIC 3350

Indicative selling price

\$400,000 - \$430,000

Range between

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

Median sale price

Median price \$ 400,500

House

*Delete house or unit as applicable

Suburb
BALLARAT NORTH

Period 07/02/2018 - 07/08/2019

Source CoreLogic

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



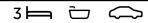
908A ARMSTRONG STREET NORTH 3 ⊨ 2 セ 1 ← BALLARAT NORTH

Normal Sale \$390,000 Date Sold 03/06/2019 Land 452 sgm



400B GREGORY STREET SOLDIERS HILL

\$425,000 **Date Sold** 24/10/2018 **Land** 280 sgm



4 **=** 2 **-** 1 **-**



2/216 GRANT STREET GOLDEN POINT

Private Treaty \$440,000 **Date Sold** 18/06/2018 **Land** 279 sgm

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