

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 1
BALLARAT NORTH

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



400B GREGORY STREET
SOLDIERS HILL

3 2 1

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



2/216 GRANT STREET
GOLDEN POINT

4 2 1

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

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