

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

10/914 Ligar Street, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$320,000

&

\$335,000

Median sale price

Median price

\$377,500

Property Type

Unit

Suburb

Ballarat North

Period - From

01/07/2023

to

30/06/2024

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 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
1	3/305 Howard St SOLDIERS HILL 3350	\$335,000	07/03/2024
2	6/914 Ligar St BALLARAT NORTH 3350	\$345,000	21/08/2023
3	27 The Grange SOLDIERS HILL 3350	\$350,000	27/06/2023

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:

07/08/2024 09:24



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



3/305 Howard St SOLDIERS HILL 3350
(REI/VG)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 07/03/2024
Property Type: Unit



6/914 Ligar St BALLARAT NORTH 3350
(REI/VG)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 21/08/2023
Property Type: Unit
Land Size: 300 sqm approx

27 The Grange SOLDIERS HILL 3350 (VG)

Agent Comments



Price: \$350,000
Method: Sale
Date: 27/06/2023
Property Type: Flat/Unit/Apartment (Res)