

# 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

35 Lilley Street, Ballarat North Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$739,000

### Median sale price

Median price \$420,000

Property Type House

Suburb Ballarat North

Period - From 11/11/2019

to 10/11/2020

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	504 Howard St SOLDIERS HILL 3350	\$717,000	25/05/2020
2	108-110 Moola St BALLARAT NORTH 3350	\$665,000	27/12/2019
3	14 Fernbanks Ct BALLARAT NORTH 3350	\$660,000	31/12/2019

**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:

11/11/2020 15:28



4 2 2

**Property Type:** House (Res)

**Land Size:** 775 sqm approx

Agent Comments

## Comparable Properties



**504 Howard St SOLDIERS HILL 3350 (REI/VG)** Agent Comments

4 2 2

**Price:** \$717,000

**Method:** Private Sale

**Date:** 25/05/2020

**Property Type:** House

**Land Size:** 541 sqm approx



**108-110 Moola St BALLARAT NORTH 3350 (REI)** Agent Comments

4 2 3

**Price:** \$665,000

**Method:** Private Sale

**Date:** 27/12/2019

**Property Type:** House

**Land Size:** 1223 sqm approx



**14 Fernbanks Ct BALLARAT NORTH 3350 (REI/VG)** Agent Comments

5 3 2

**Price:** \$660,000

**Method:** Private Sale

**Date:** 31/12/2019

**Property Type:** House

**Land Size:** 750 sqm approx