

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

11 Teal Avenue, Ballarat North Vic 3350

Indicative selling price

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

Range between \$660,000

&

\$695,000

Median sale price

Median price \$570,000

Property Type House

Suburb Ballarat North

Period - From 01/07/2021

to 30/09/2021

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	409 Peel St.N BLACK HILL 3350	\$700,000	26/10/2021
2	207 Victoria St BALLARAT EAST 3350	\$690,000	07/08/2020
3	1007 Lydiard St.N BALLARAT NORTH 3350	\$670,000	09/10/2021

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:

28/10/2021 11:22

11 Teal Avenue, Ballarat North Vic 3350



Leigh Hutchinson

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Indicative Selling Price

\$660,000 - \$695,000

Median House Price

September quarter 2021: \$570,000



Property Type: House (Previously Occupied - Detached)

Land Size: 958 sqm approx

Agent Comments

Comparable Properties



409 Peel St.N BLACK HILL 3350 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 26/10/2021

Property Type: House

Land Size: 1137 sqm approx



207 Victoria St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 07/08/2020

Property Type: House (Res)

Land Size: 1060 sqm approx



1007 Lydiard St.N BALLARAT NORTH 3350 (REI)

Agent Comments



Price: \$670,000

Method: Auction Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 1033 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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