

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

11 Loren Close, Ballarat North, VIC 3350

Indicative selling price

\$ 299,000 - \$319,000

Range between

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

Median sale price

Median price
\$ 395,000

House

*Delete house or unit as applicable

Suburb
BALLARAT NORTH

Period
05/01/2018 - 05/07/2019

Source
Price Finder

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



6 SINCLAIR GROVE
BROWN HILL

0 0 0

Normal Sale \$280,000
Date Sold 28/11/2018
Land 1841 sqm



6 PALENTINO PLACE
BROWN HILL

0 0 0

Normal Sale \$250,000
Date Sold 13/03/2019
Land 1668 sqm



15 HARRIER DRIVE
INVERMAY PARK

0 0 0

Normal Sale \$302,000
Date Sold 20/01/2018
Land 896 sqm