

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

15 Kinnane Court, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$610,000

&

\$650,000

Median sale price

Median price

\$525,000

Property Type

House

Suburb

Ballarat North

Period - From

21/09/2020

to

20/09/2021

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	807 Doveton St SOLDIERS HILL 3350	\$615,000	25/05/2020
2	31 Gregory St BLACK HILL 3350	\$605,000	21/04/2021
3	1001 Havelock St BALLARAT NORTH 3350	\$601,000	11/07/2021

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:

21/09/2021 13:41

15 Kinnane Court, Ballarat North Vic 3350



Leigh Hutchinson
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Indicative Selling Price

\$610,000 - \$650,000

Median House Price

21/09/2020 - 20/09/2021: \$525,000



Property Type: House (Previously Occupied - Detached)

Land Size: 698 sqm approx

Agent Comments

Comparable Properties



807 Doveton St SOLDIERS HILL 3350 (REI/VG) Agent Comments



Price: \$615,000

Method: Private Sale

Date: 25/05/2020

Property Type: House

Land Size: 549 sqm approx



31 Gregory St BLACK HILL 3350 (REI/VG) Agent Comments



Price: \$605,000

Method: Private Sale

Date: 21/04/2021

Property Type: House (Res)

Land Size: 674 sqm approx



1001 Havelock St BALLARAT NORTH 3350 (VG) Agent Comments



Price: \$601,000

Method: Sale

Date: 11/07/2021

Property Type: House (Res)

Land Size: 667 sqm approx

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



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