

## 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 and  
postcode

7/1120-1122 Havelock 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$375,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$252,000

Property type

Unit

Suburb

Ballarat North

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

### 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

















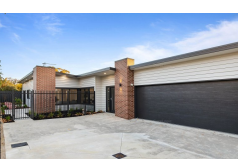







Date of sale

511B Havelock Street Soldiers Hill VIC 3350	\$382,000	04-Feb-20
5/19 Napier Street Black Hill VIC 3350	\$395,000	12-May-20
1/415B Ligar Street Soldiers Hill VIC 3350	\$378,000	28-May-20

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: 06 July 2020

	<b>511B Havelock Street Soldiers Hill VIC 3350</b>	Sold Price	<b>\$382,000</b>	Sold Date	<b>04-Feb-20</b>
 3  2  1				Distance	<b>1.35km</b>
	<b>5/19 Napier Street Black Hill VIC 3350</b>	Sold Price	<b>\$395,000</b>	Sold Date	<b>12-May-20</b>
 2  2  1				Distance	<b>1.42km</b>
	<b>1/415B Ligar Street Soldiers Hill VIC 3350</b>	Sold Price	<b>\$378,000</b>	Sold Date	<b>28-May-20</b>
 2  1  2				Distance	<b>1.63km</b>
	<b>1/11 Little Clyde Street Soldiers Hill VIC 3350</b>	Sold Price	<b>\$355,000</b>	Sold Date	<b>17-Feb-20</b>
 3  1  1				Distance	<b>1.96km</b>
	<b>205A Brougham Street Soldiers Hill VIC 3350</b>	Sold Price	<b>\$545,000</b>	Sold Date	<b>03-Jun-20</b>
 3  2  2				Distance	<b>1.53km</b>
	<b>1/614A Nicholson Street Black Hill VIC 3350</b>	Sold Price	<b>\$340,000</b>	Sold Date	<b>01-Mar-20</b>
 3  1  1				Distance	<b>1.09km</b>

RS = Recent sale

UN = Undisclosed Sale

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