

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

1218 Havelock Street, Ballarat North Vic 3350

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$567,750

Property Type House

Suburb Ballarat North

Period - From 01/07/2023

to 30/06/2024

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	4 Park View Ct BALLARAT NORTH 3350	\$740,000	14/02/2024
2	901b Sherrard St BALLARAT NORTH 3350	\$695,000	19/01/2024
3	2 Jomar Ct BALLARAT NORTH 3350	\$715,000	20/04/2023

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:

08/10/2024 09:56

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Indicative Selling Price

\$695,000

Median House Price

Year ending June 2024: \$567,750



3 2 2

Property Type: House

Land Size: 672 sqm approx

Agent Comments

Comparable Properties

4 Park View Ct BALLARAT NORTH 3350 (VG)

Agent Comments

4 - -

Price: \$740,000

Method: Sale

Date: 14/02/2024

Property Type: House (Res)

Land Size: 897 sqm approx



901b Sherrard St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$695,000

Method: Private Sale

Date: 19/01/2024

Property Type: House

Land Size: 307 sqm approx



2 Jomar Ct BALLARAT NORTH 3350 (REI/VG)

Agent Comments

3 2 4

Price: \$715,000

Method: Private Sale

Date: 20/04/2023

Property Type: House

Land Size: 906 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408