

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

2/7 Lilley Street, Ballarat North Vic 3350

Indicative selling price

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

Range between \$435,000 & \$450,000

Median sale price

Median price \$400,000

Property Type Unit

Suburb Ballarat North

Period - From 01/04/2021

to 31/03/2022

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	1/14 Lilley St BALLARAT NORTH 3350	\$445,000	01/04/2022
2	8/12 Pisgah St BALLARAT CENTRAL 3350	\$436,000	15/06/2021
3	3/4 Wood St SOLDIERS HILL 3350	\$430,000	03/02/2022

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:

18/05/2022 11:34



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Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price

\$435,000 - \$450,000

Median Unit Price

Year ending March 2022: \$400,000

Comparable Properties



1/14 Lilley St BALLARAT NORTH 3350 (REI)

Agent Comments

2 1 1

Price: \$445,000
Method: Private Sale
Date: 01/04/2022
Property Type: Townhouse (Single)

8/12 Pisgah St BALLARAT CENTRAL 3350 (VG)

Agent Comments

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Price: \$436,000
Method: Sale
Date: 15/06/2021
Property Type: Flat/Unit/Apartment (Res)

3/4 Wood St SOLDIERS HILL 3350 (VG)

Agent Comments

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Price: \$430,000
Method: Sale
Date: 03/02/2022
Property Type: Flat/Unit/Apartment (Res)