

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	1240 Havelock Street, Ballarat North Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$385,000

Median sale price

Median price	\$408,250	Hou	ise X	Unit		Suburb or locality	Ballarat North
Period - From	01/10/2017	to	31/12/2017		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 eighteen 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 1111 Havelock St BALLARAT NORTH 3350 \$402,000 15/06/2017

2	1001 Havelock St BALLARAT NORTH 3350	\$400,000	27/10/2017
3	1110 Havelock St BALLARAT NORTH 3350	\$365,000	15/09/2017

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 eighteen months.





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Rooms:

Property Type: Land Land Size: 500 sqm approx

Agent Comments

Indicative Selling Price \$385,000 **Median House Price**

December quarter 2017: \$408,250

Comparable Properties



1111 Havelock St BALLARAT NORTH 3350

(REI/VG)





Price: \$402,000 Method: Private Sale Date: 15/06/2017 Rooms: 5

Property Type: House Land Size: 702 sqm approx **Agent Comments**



1001 Havelock St BALLARAT NORTH 3350

(REI/VG)

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Agent Comments

Agent Comments

Price: \$400,000 Method: Private Sale Date: 27/10/2017 Rooms: -

Property Type: House (Res) Land Size: 667 sqm approx

1110 Havelock St BALLARAT NORTH 3350

(REI/VG)

1 3





Price: \$365,000 Method: Private Sale Date: 15/09/2017

Rooms: -

Property Type: House (Res) Land Size: 535 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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