

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

13 Lilley Street, Ballarat North Vic 3350

Indicative selling price

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

Range between \$545,000 & \$570,000

Median sale price

Median price \$639,750 Property Type House Suburb Ballarat North

Period - From 01/07/2022 to 30/09/2022 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	923 Armstrong St.N BALLARAT NORTH 3350	\$565,000	08/07/2022
2	225 Clyde St SOLDIERS HILL 3350	\$560,000	11/07/2022
3	1126 Havelock St BALLARAT NORTH 3350	\$550,000	15/11/2021

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:

19/10/2022 09:43

13 Lilley Street, Ballarat North Vic 3350



Leigh Hutchinson
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Indicative Selling Price
\$545,000 - \$570,000

Median House Price
September quarter 2022: \$639,750



4 1 2

Property Type: House (Res)
Land Size: 781 sqm approx
Agent Comments

Comparable Properties



923 Armstrong St.N BALLARAT NORTH 3350 (VG) **Agent Comments**

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Price: \$565,000
Method: Sale
Date: 08/07/2022
Property Type: House (Res)
Land Size: 1009 sqm approx



225 Clyde St SOLDIERS HILL 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$560,000
Method: Private Sale
Date: 11/07/2022
Property Type: House (Res)
Land Size: 388 sqm approx



1126 Havelock St BALLARAT NORTH 3350 (VG) **Agent Comments**

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Price: \$550,000
Method: Sale
Date: 15/11/2021
Property Type: House (Res)
Land Size: 720 sqm approx

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



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