

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

20 Midlands Drive, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$555,000

&

\$585,000

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Ballarat North

Period - From

01/04/2022

to

30/06/2022

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	13 Walsh Av BALLARAT NORTH 3350	\$520,000	18/12/2021
3	1106 Doveton St.N BALLARAT NORTH 3350	\$512,500	10/06/2022

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:

04/10/2022 17:46



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Property Type: House
Land Size: 781 sqm approx
Agent Comments

Indicative Selling Price
\$555,000 - \$585,000
Median House Price
June quarter 2022: \$650,000

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



13 Walsh Av BALLARAT NORTH 3350 (REI/VG) **Agent Comments**

3 1 2

Price: \$520,000
Method: Private Sale
Date: 18/12/2021
Property Type: House (Res)
Land Size: 731 sqm approx



1106 Doveton St.N BALLARAT NORTH 3350 (REI) **Agent Comments**

3 1 1

Price: \$512,500
Method: Private Sale
Date: 10/06/2022
Property Type: House
Land Size: 327 sqm approx