

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1105 Lydiard Street North, Ballarat North

Indicative selling price

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

Single price

\$*

or range between

\$350,000

&

\$380,000

Median sale price

Median price

\$335,000

*House

X

*Unit

Suburb
or locality

Ballarat North

Period - From

11/09/16

to

11/09/17

Source

CoreLogic

Comparable property sales

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
5 Rumler Court, Ballarat North 3350	\$385,000	30/03/2017
333 Landsborough Street, Ballarat North 3350	\$357,000	18/05/2017
210 Walker Street, Ballarat North 3350	\$355,168	27/06/2017