

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 and
postcode

2 RUMLER COURT BALLARAT NORTH VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$699,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Other

Suburb

Ballarat North

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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

7 RUMLER COURT BALLARAT NORTH VIC 3350	\$710,000	15-Nov-24
3 LOADER COURT BALLARAT NORTH VIC 3350	\$700,000	25-Oct-24
9 HIGHVIEW COURT BLACK HILL VIC 3350	\$717,500	25-Sep-24

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: 28 January 2025



**7 RUMLER COURT BALLARAT
NORTH VIC 3350**

 4  2  2

Sold Price

^{RS} **\$710,000**

Sold Date **15-Nov-24**

Distance **0.08km**



**3 LOADER COURT BALLARAT
NORTH VIC 3350**

 4  2  2

Sold Price

\$700,000

Sold Date **25-Oct-24**

Distance **0.14km**



**9 HIGHVIEW COURT BLACK HILL
VIC 3350**

 4  2  2

Sold Price

\$717,500

Sold Date **25-Sep-24**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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