

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

4 Hillside Drive, Ballarat North Vic 3350

Indicative selling price

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

Range between \$440,000

&

\$465,000

Median sale price

Median price \$367,000

House

X

Unit

Suburb or locality

Ballarat North

Period - From 01/07/2017

to

30/06/2018

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	4 Mitchell Ct SOLDIERS HILL 3350	\$495,000	26/05/2018
2	514 Landsborough St BALLARAT NORTH 3350	\$430,000	23/04/2018
3	1020 Havelock St BALLARAT NORTH 3350	\$415,000	20/03/2018

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.



3
 1
 2

Rooms: 4**Property Type:** House (Res)**Land Size:** 667.299987792969

sqm approx

Agent Comments

Indicative Selling Price

\$440,000 - \$465,000

Median House Price

Year ending June 2018: \$367,000

Elevated high in Ballarat North with views across the city and Lake Wendouree, this immaculately presented home offers a great lifestyle opportunity. Downstairs there are 3 good sized bedrooms all with built in robes, a light and bright kitchen, with quality appliances and caeserstone bench tops, overlooking the dining room and opening into the spacious living area with magnificent leafy views of the surrounding gardens. Family bathroom is downstairs. Upstairs is a grand living area with combustion wood heater, high cathedral ceilings built in bar and balcony with panoramic views.

Comparable Properties

**4 Mitchell Ct SOLDIERS HILL 3350 (REI/VG)**

Agent Comments

3
 1
 2

Price: \$495,000**Method:** Auction Sale**Date:** 26/05/2018**Rooms:** 4**Property Type:** House**Land Size:** 854 sqm approx**514 Landsborough St BALLARAT NORTH 3350 (REI)** Agent Comments

3
 1
 1

Price: \$430,000**Method:** Private Sale**Date:** 23/04/2018**Rooms:** 4**Property Type:** House**Land Size:** 622 sqm approx**1020 Havelock St BALLARAT NORTH 3350 (REI/VG)**

Agent Comments

3
 1
 2

Price: \$415,000**Method:** Private Sale**Date:** 20/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 517 sqm approx