

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

1016 Armstrong Street North, Ballarat

### Indicative selling price

\$ 380,000 - \$410,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 368,500

House

\*Delete house or unit as applicable

Suburb  
BALLARAT NORTH

Period  
14/07/2018 - 10/01/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



321 RICHARDS STREET  
BALLARAT EAST

3 2 2

Normal Sale \$380,000  
Date Sold 16/07/2018  
Land 773 sqm



108 GRANDVIEW GROVE  
WENDOUREE

3 1 4

Normal Sale \$340,000  
Date Sold 18/07/2018  
Land 679 sqm



33 SCENIC CRESCENT  
BALLARAT NORTH

3 2 3

Normal Sale \$440,000  
Date Sold 07/08/2018  
Land 807 sqm