

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

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