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	1118 Doveton Street North, Ballarat North Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$395,000

Median sale price

Median price	\$529,000	Pro	perty Type	House		Suburb	Ballarat North
Period - From	01/10/2023	to	30/09/2024		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1103 Doveton St.N BALLARAT NORTH 3350	\$417,500	17/12/2024
2	4/315 Walker St BALLARAT NORTH 3350	\$385,000	30/10/2024
3	1/1118 Havelock St BALLARAT NORTH 3350	\$400,000	10/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	14/01/2025 12:00







Rooms: 5

Property Type: House (Res) Land Size: 351 sqm approx

Agent Comments

Indicative Selling Price \$395,000 **Median House Price** Year ending September 2024: \$529,000

Comparable Properties



1103 Doveton St.N BALLARAT NORTH 3350 (REI)

Price: \$417,500 Method: Private Sale Date: 17/12/2024 Property Type: House Land Size: 518 sqm approx **Agent Comments**



4/315 Walker St BALLARAT NORTH 3350 (REI/VG)



Agent Comments

Price: \$385,000 Method: Private Sale Date: 30/10/2024

Property Type: House (Res) Land Size: 225 sqm approx



1/1118 Havelock St BALLARAT NORTH 3350 (REI)

Agent Comments

Price: \$400,000 Method: Private Sale Date: 10/09/2024

Property Type: House (Res) Land Size: 489 sqm approx

Account - Fletchers | P: 03 5333 4797





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