

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

1118 Doveton Street North, Ballarat North Vic 3350

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

Property 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	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 comparable properties 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)

Agent Comments



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



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

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