

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 919 Lydiard Street North, Ballarat North 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$495,000 & \$520,000

Median sale price

Median price \$442,750 Property type House Suburb Ballarat North

Period - From 01/05/2020 to 30/04/2021 Source Corelogic

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
808 Armstrong Street North, Soldiers Hill 3350	\$515,000	25/09/2020
802 Ligar Street, Soldiers Hill 3350	\$531,000	16/07/2020
28 Gregory Street, Black Hill 3350	\$510,000	02/10/2020

This Statement of Information was prepared on: 25/05/2021