

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

132 Moola Street, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$780,000

&

\$800,000

Median sale price

Median price

\$687,500

Property Type

House

Suburb

Ballarat North

Period - From

01/01/2023

to

31/03/2023

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	7 Hillcrest Rd NERRINA 3350	\$795,000	28/03/2022
2	139 Moola St BALLARAT NORTH 3350	\$760,000	01/07/2022
3	12 Kenvarra Ct BLACK HILL 3350	\$760,000	09/03/2022

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:

07/06/2023 13:19



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Property Type: House
Land Size: 950 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$800,000
Median House Price
March quarter 2023: \$687,500

Comparable Properties



7 Hillcrest Rd NERRINA 3350 (REI/VG)

Agent Comments

4 - -

Price: \$795,000
Method: Private Sale
Date: 28/03/2022
Property Type: House (Res)
Land Size: 1294 sqm approx



139 Moola St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$760,000
Method: Private Sale
Date: 01/07/2022
Property Type: House (Res)
Land Size: 1118 sqm approx



12 Kenvarra Ct BLACK HILL 3350 (REI/VG)

Agent Comments

5 2 2

Price: \$760,000
Method: Private Sale
Date: 09/03/2022
Property Type: House (Res)
Land Size: 650 sqm approx