

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

11 Lavinia Drive, Ballarat North Vic 3350

Indicative selling price

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

Range between \$310,000

&

\$330,000

Median sale price

Median price \$481,800

Property Type House

Suburb Ballarat North

Period - From 12/09/2018

to

11/09/2019

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 eighteen 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		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on:

16/09/2019

11 Lavinia Drive, Ballarat North Vic 3350

hockingstuart

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Indicative Selling Price

\$310,000 - \$330,000

Median House Price

12/09/2018 - 11/09/2019: \$481,800



 3  1  1

Property Type: House (Previously Occupied - Detached)

Land Size: 761 sqm approx

Agent Comments

First home buyers and investors will love the potential of this charming brick home. Set on a quiet, tree lined street in popular Ballarat North is this 3-bedroom brick veneer family home. The property has 3 good-sized bedrooms with built-in robes and well-proportioned lounge room. The entrance, hallway, and kitchen areas feature timber flooring in rich, warm tones. The lounge area is carpeted and has a gas heater to keep you cosy in the cold weather. The home is centrally heated, too

Comparable Properties

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 eighteen months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.