

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

2 Philip Avenue, Ballarat North Vic 3350

Indicative selling price

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

Range between \$535,000 & \$555,000

Median sale price

Median price \$570,000

Property Type House

Suburb Ballarat North

Period - From 01/07/2021

to 30/09/2021

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	8 Loren CI BALLARAT NORTH 3350	\$600,000	23/04/2021
2	407 Walker St BALLARAT NORTH 3350	\$554,900	07/06/2021
3	919 Lydiard St.N BALLARAT NORTH 3350	\$540,000	30/06/2021

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:

01/12/2021 13:56

2 Philip Avenue, Ballarat North Vic 3350



 3  2  2

Rooms: 5
Property Type: House (Res)
Land Size: 656 sqm approx
Agent Comments

Indicative Selling Price
\$535,000 - \$555,000
Median House Price
September quarter 2021: \$570,000

Comparable Properties



8 Loren CI BALLARAT NORTH 3350 (REI/VG) **Agent Comments**

 3  2  2

Price: \$600,000
Method: Private Sale
Date: 23/04/2021
Property Type: House
Land Size: 768 sqm approx



407 Walker St BALLARAT NORTH 3350 (REI/VG) **Agent Comments**

 3  1  -

Price: \$554,900
Method: Private Sale
Date: 07/06/2021
Property Type: House
Land Size: 580 sqm approx



919 Lydiard St.N BALLARAT NORTH 3350 (REI/VG) **Agent Comments**

 3  2  4

Price: \$540,000
Method: Private Sale
Date: 30/06/2021
Property Type: House (Res)
Land Size: 507 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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