

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

1113 Lydiard Street North, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$415,000

&

\$435,000

Median sale price

Median price

\$425,000

Property Type

House

Suburb

Ballarat North

Period - From

14/07/2019

to

13/07/2020

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	234 Landsborough St BALLARAT NORTH 3350	\$425,000	11/02/2020
2	1122 Lydiard St.N BALLARAT NORTH 3350	\$421,000	29/06/2020
3	415 Norman St BALLARAT NORTH 3350	\$420,000	17/06/2020

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:

14/07/2020 13:56

1113 Lydiard Street North, Ballarat North Vic 3350



Andreana Donhardt

(03) 5329 4608

0417 876 985

andreana@prdballarat.com.au

Indicative Selling Price

\$415,000 - \$435,000

Median House Price

14/07/2019 - 13/07/2020: \$425,000



3 1 2

Property Type: House (Res)

Land Size: 659 sqm approx

Agent Comments

Comparable Properties



234 Landsborough St BALLARAT NORTH 3350 Agent Comments (VG)

3 - -

Price: \$425,000

Method: Sale

Date: 11/02/2020

Property Type: House (Res)

Land Size: 763 sqm approx



1122 Lydiard St.N BALLARAT NORTH 3350 Agent Comments (REI)

3 1 2

Price: \$421,000

Method: Private Sale

Date: 29/06/2020

Rooms: 4

Property Type: House (Res)



415 Norman St BALLARAT NORTH 3350 (REI) Agent Comments

3 1 2

Price: \$420,000

Method: Private Sale

Date: 17/06/2020

Property Type: House (Res)

Land Size: 730 sqm approx

Account - PRD Nationwide | P: 03 5331 1111 | F: 03 5331 5778



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.