

# 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

1022 Havelock Street, Ballarat North Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$640,000

### Median sale price

Median price \$498,000

Property Type House

Suburb Ballarat North

Period - From 01/04/2021

to 30/06/2021

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	31 Gregory St BLACK HILL 3350	\$605,000	21/04/2021
2	816 Ligar St SOLDIERS HILL 3350	\$605,000	13/03/2021
3	23 Gregory St BLACK HILL 3350	\$595,000	17/02/2021

**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:

03/08/2021 15:20



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**Rooms:** 5  
**Property Type:** House  
**Land Size:** 507 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$590,000 - \$640,000  
**Median House Price**  
 June quarter 2021: \$498,000

## Comparable Properties



**31 Gregory St BLACK HILL 3350 (REI/VG)**

**Agent Comments**

3 3 2

**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 21/04/2021  
**Property Type:** House (Res)  
**Land Size:** 674 sqm approx



**816 Ligar St SOLDIERS HILL 3350 (VG)**

**Agent Comments**

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**Price:** \$605,000  
**Method:** Sale  
**Date:** 13/03/2021  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx



**23 Gregory St BLACK HILL 3350 (VG)**

**Agent Comments**

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**Price:** \$595,000  
**Method:** Sale  
**Date:** 17/02/2021  
**Property Type:** House (Res)  
**Land Size:** 480 sqm approx