

STATEMENT OF INFORMATION

1100 ARMSTRONG STREET N, BALLARAT NORTH, VIC 3350

PREPARED BY PENNY SHIELDS, PRDNATIONWIDE BALLARAT



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1100 ARMSTRONG STREET N, BALLARAT  3  2  1

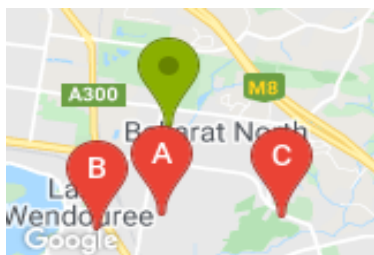
Indicative Selling Price

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

Price Range: 549,000 to 579,000

Provided by: Penny Shields, PRDnationwide Ballarat

MEDIAN SALE PRICE



BALLARAT NORTH, VIC, 3350

Suburb Median Sale Price (House)

\$538,750

01 October 2020 to 30 September 2021

Provided by: 

COMPARABLE PROPERTIES

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.

4/503 LYDIARD ST, SOLDIERS HILL, VIC 3350  3  2  1

Sale Price

\$562,500

Sale Date: 24/09/2021

Distance from Property: 1.3km



29 MONTEITH PL, BALLARAT CENTRAL, VIC  3  2  2

Sale Price

\$599,000

Sale Date: 19/01/2021

Distance from Property: 1.8km



2/14 BROOKSBANK CRT, BLACK HILL, VIC  3  2  2

Sale Price

\$535,000

Sale Date: 16/11/2020

Distance from Property: 2km



This report has been compiled on 26/11/2021 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1100 ARMSTRONG STREET N, BALLARAT NORTH, VIC 3350

Indicative selling price

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

Price Range:

549,000 to 559,000

Median sale price

Median price

\$538,750

Property type

House

Suburb

BALLARAT NORTH

Period

01 October 2020 to 30 September 2021

Source

 pricefinder

Comparable property sales

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

4/503 LYDIARD ST, SOLDIERS HILL, VIC 3350	\$562,500	24/09/2021
29 MONTEITH PL, BALLARAT CENTRAL, VIC 3350	\$599,000	19/01/2021
2/14 BROOKSBANK CRT, BLACK HILL, VIC 3350	\$535,000	16/11/2020

This Statement of Information was prepared on:

26/11/2021