



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 2 Heath Court, BALLARAT NORTH 3350

House

4 beds

2 baths

2 parking

## Indicative selling price

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

**Range from \$525,000 -  
\$545,000**

## Median sale price

Median **House** for **BALLARAT NORTH** for period **Oct 2016 - Sep 2017**  
Sourced from **Pricefinder**.

**\$325,000**

## 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 the most comparable to the property for sale.

**16 Pinevale Way,**  
Ballarat North 3350      Price **\$480,000**   Sold 24 November 2016

**35 Pinevale Way,**  
Ballarat North 3350      Price **\$520,000**   Sold 22 November 2016

**39 Pinevale Way,**  
Ballarat North 3350      Price **\$570,000**   Sold 22 February 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

## Contact agents

 **Dean Teuma**  
PRDnationwide

03 5329 4617  
0401 335 445  
[deant@prdballarat.com.au](mailto:deant@prdballarat.com.au)



**PRDnationwide Ballarat**

51 Lydiard Street South,  
BALLARAT VIC 3350