

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/25 Paling Street, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$370,000

&

\$390,000

Median sale price

Median price

\$425,000

Property Type

Unit

Suburb

Ballarat North

Period - From

13/10/2021

to

12/10/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/606 Lydiard St SOLDIERS HILL 3350	\$382,000	19/05/2022
2	2/915 Armstrong St.N BALLARAT NORTH 3350	\$381,000	23/05/2022
3	14 Paling St BALLARAT NORTH 3350	\$370,000	08/06/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/10/2022 16:15



2 -

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$370,000 - \$390,000

Median Unit Price
13/10/2021 - 12/10/2022: \$425,000

Comparable Properties

1/606 Lydiard St SOLDIERS HILL 3350 (REI)

Agent Comments

2 1 1

Price: \$382,000
Method: Private Sale
Date: 19/05/2022
Property Type: House (Res)



2/915 Armstrong St.N BALLARAT NORTH 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$381,000
Method: Private Sale
Date: 23/05/2022
Property Type: Unit

14 Paling St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

2 1 2

Price: \$370,000
Method: Private Sale
Date: 08/06/2022
Property Type: House
Land Size: 349 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559