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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$370,000		&		\$390,000			
Median sale p	rice							
Median price	\$425,000	Pro	operty Type	Unit			Suburb	Ballarat North
Period - From	13/10/2021	to	12/10/2022		So	urce	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.

Ad	dress 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









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



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



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



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

14 Paling St BALLARAT NORTH 3350 (REI/VG) Agent Comments



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





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