

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

1016 Ligar Street, Ballarat North Vic 3350

Indicative selling price

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

Single price \$300,000

Median sale price

Median price \$529,000

Property Type House

Suburb Ballarat North

Period - From 01/10/2023

to 30/09/2024

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	26/326 Walker St BALLARAT NORTH 3350	\$309,950	09/12/2024
2	4/326 Walker St BALLARAT NORTH 3350	\$295,000	09/12/2024
3	2/4 Aquila Ct BALLARAT NORTH 3350	\$260,000	07/08/2024

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:

17/01/2025 10:23

1016 Ligar Street, Ballarat North Vic 3350



Phil Petrie
0353334322
0409 278 460
phil@trevorpetrie.com.au



2 1 2

Property Type: House
Land Size: 321 sqm approx
Agent Comments

Indicative Selling Price
\$300,000
Median House Price
Year ending September 2024: \$529,000

Comparable Properties



26/326 Walker St BALLARAT NORTH 3350 (REI)

Agent Comments

2 1 1

Price: \$309,950
Method: Private Sale
Date: 09/12/2024
Property Type: Unit



4/326 Walker St BALLARAT NORTH 3350 (REI)

Agent Comments

2 1 1

Price: \$295,000
Method: Private Sale
Date: 09/12/2024
Property Type: House



2/4 Aquila Ct BALLARAT NORTH 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$260,000
Method: Private Sale
Date: 07/08/2024
Property Type: Unit
Land Size: 113 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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