

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 and
postcode

1/318 Simpson Street Ballarat North VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$277,750

Property type

Land

Suburb

Ballarat North

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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

1/1010 Ligar Street Ballarat North VIC 3350	\$490,000	12-Jan-22
4/1124 Doveton Street North Ballarat North VIC 3350	\$467,000	28-Feb-21
1128 Doveton Street North Ballarat North VIC 3350	\$520,000	01-Sep-21

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: 21 January 2022



1/1010 Ligar Street Ballarat North VIC 3350

Sold Price

^{RS} **\$490,000**

Sold Date

12-Jan-22

2 2 1

Distance

1.11km



4/1124 Doveton Street North Ballarat North VIC 3350

Sold Price

\$467,000

Sold Date

28-Feb-21

3 1 1

Distance

1.44km



1128 Doveton Street North Ballarat North VIC 3350

Sold Price

\$520,000

Sold Date

01-Sep-21

3 1 1

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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