

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

9 HILLSIDE DRIVE, BALLARAT NORTH, VIC

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 HILLSIDE DRIVE, BALLARAT NORTH,**

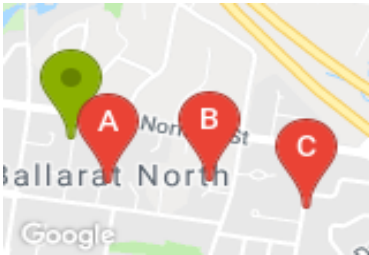
 3  1  2

**Indicative Selling Price**

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

**Price Range: \$429,000 to \$459,000**

## MEDIAN SALE PRICE



**BALLARAT NORTH, VIC, 3350**

**Suburb Median Sale Price (House)**

**\$360,000**

01 July 2017 to 30 June 2018

Provided by: 

## COMPARABLE PROPERTIES

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.



**10 JEDON CRT, BALLARAT NORTH, VIC 3350**

 3  2  2

**Sale Price**

**\$450,000**

Sale Date: 07/12/2017

Distance from Property: 204m



**6 LOADER CRT, BALLARAT NORTH, VIC 3350**

 3  2  2

**Sale Price**

**\$442,000**

Sale Date: 02/03/2018

Distance from Property: 484m



**134 MOOLA ST, BALLARAT NORTH, VIC 3350**

 3  2  2

**Sale Price**

**\$458,000**

Sale Date: 30/05/2017

Distance from Property: 819m



This report has been compiled on 01/08/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

9 HILLSIDE DRIVE, BALLARAT NORTH, VIC

Indicative selling price

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

Price Range:

\$429,000 to \$459,000

Median sale price

Median price

\$360,000

House

X

Unit


Suburb

BALLARAT NORTH

Period

01 July 2017 to 30 June 2018

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10 JEDON CRT, BALLARAT NORTH, VIC 3350	\$450,000	07/12/2017
6 LOADER CRT, BALLARAT NORTH, VIC 3350	\$442,000	02/03/2018
134 MOOLA ST, BALLARAT NORTH, VIC 3350	\$458,000	30/05/2017