

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

8/914 Ligar Street, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$290,000

&

\$319,000

Median sale price

Median price

\$246,250

Property Type

Unit

Suburb

Ballarat North

Period - From

27/10/2019

to

26/10/2020

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	1/620 Doveton St SOLDIERS HILL 3350	\$320,000	24/07/2020
2	4/116 Lexton St BALLARAT CENTRAL 3350	\$291,500	11/07/2020
3	3/507 Howitt St SOLDIERS HILL 3350	\$289,000	02/08/2020

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:

27/10/2020 11:29



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$290,000 - \$319,000

Median Unit Price

27/10/2019 - 26/10/2020: \$246,250

Comparable Properties



1/620 Doveton St SOLDIERS HILL 3350 (VG)

Agent Comments

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Price: \$320,000

Method: Sale

Date: 24/07/2020

Property Type: Flat/Unit/Apartment (Res)



4/116 Lexton St BALLARAT CENTRAL 3350 (VG)

Agent Comments

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Price: \$291,500

Method: Sale

Date: 11/07/2020

Property Type: Flat/Unit/Apartment (Res)



3/507 Howitt St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

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Price: \$289,000

Method: Private Sale

Date: 02/08/2020

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Land Size: 311 sqm approx