

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

9/1120-1122 HAVELOCK 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

or range
between

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,500

Property type

House

Suburb

Ballarat North

Period-from

01 Aug 2021

to

31 Jul 2022

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

2A DUNROBIN COURT BALLARAT NORTH VIC 3350	\$512,500	07-Mar-22
7/20 FALCON DRIVE INVERMAY PARK VIC 3350	\$495,000	14-Apr-22
2/604 HAVELOCK STREET BLACK HILL VIC 3350	\$500,000	23-Aug-22

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: 31 August 2022

McGrath

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2A DUNROBIN COURT BALLARAT NORTH VIC 3350

Sold Price

\$512,500

Sold Date

07-Mar-22

2

1

1

Distance

0.57km



7/20 FALCON DRIVE INVERMAY PARK VIC 3350

Sold Price

\$495,000

Sold Date

14-Apr-22

3

1

2

Distance

1.17km



2/604 HAVELOCK STREET BLACK HILL VIC 3350

Sold Price

^{RS} **\$500,000**

Sold Date

23-Aug-22

2

2

1

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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