

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

1017 Ligar Street, Ballarat North, VIC 3350

Indicative selling price

Single Price or Range between

\$495,000 - \$535,000

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

Median sale price

Median Price

\$395,000

Property Type

House

Suburb

BALLARAT NORTH

Period From

28/05/2018

Period To

28/11/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**1101B LYDIARD STREET NORTH
BALLARAT NORTH**

3 2 1

Price \$550,000

Date of Sale 22/07/2019

Land 446 sqm



**808 LYDIARD STREET NORTH
SOLDIERS HILL**

3 1 1

Price \$520,000

Date of Sale 06/04/2019

Land 590 sqm



**815 DOVETON STREET NORTH
SOLDIERS HILL**

3 2 1

Price \$485,000

Date of Sale 20/11/2018

Land 408 sqm