

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 or locality and postcode

504 Landsborough 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

\$430,000

or range between

\$

&

\$

Median sale price

Median price

\$635,000

Property type

House

Suburb

Ballarat North

Period - From

01.07.2022

to

30.06.2023

Source

Corelogic

Comparable property sales

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

9 Sweeney Street Black Hill VIC 3350

\$439,000

20.12.2022

604 Armstrong Street North Soldiers Hill VIC 3350

\$425,000

27.10.2022

9 White Avenue Wendouree VIC 3355

\$420,000

02.11.2022

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:

04.07.2023