

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

17 Paling Street, Ballarat North Vic 3350

Indicative selling price

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

Range between \$530,000

&

\$550,000

Median sale price

Median price \$610,000

Property Type House

Suburb Ballarat North

Period - From 28/03/2022

to

27/03/2023

Source REIV

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
1	1103 Ligar St BALLARAT NORTH 3350	\$550,000	01/07/2022
2	8 Lavinia Dr BALLARAT NORTH 3350	\$530,000	10/11/2022
3	614 Howitt St BALLARAT NORTH 3350	\$520,000	04/11/2022

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:

28/03/2023 14:08

17 Paling Street, Ballarat North Vic 3350



Scott Petrie

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Indicative Selling Price

\$530,000 - \$550,000

Median House Price

28/03/2022 - 27/03/2023: \$610,000



3 1 4

Rooms: 5

Property Type: House

Land Size: 998 sqm approx

Agent Comments

Comparable Properties



1103 Ligar St BALLARAT NORTH 3350 (VG)

Agent Comments

3 - -

Price: \$550,000

Method: Sale

Date: 01/07/2022

Property Type: House (Res)

Land Size: 720 sqm approx



8 Lavinia Dr BALLARAT NORTH 3350 (REI/VG)

Agent Comments

3 1 -

Price: \$530,000

Method: Private Sale

Date: 10/11/2022

Property Type: House (Res)

Land Size: 709 sqm approx



614 Howitt St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$520,000

Method: Private Sale

Date: 04/11/2022

Property Type: House

Land Size: 577 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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