

## 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

9 Lavinia Drive, Ballarat North Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000

&

\$500,000

#### Median sale price

Median price \$408,250

House

X

Unit

Suburb or locality

Ballarat North

Period - From 01/10/2017

to

31/12/2017

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 eighteen 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	332 Walker St BALLARAT NORTH 3350	\$520,000	01/07/2017
2	11 Rumler Ct BALLARAT NORTH 3350	\$517,000	22/12/2017
3	107 Sim St BLACK HILL 3350	\$485,000	22/02/2018

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 eighteen months.



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**Rooms:**

**Property Type:** House

**Land Size:** 761 sqm approx

Agent Comments

## Comparable Properties



**332 Walker St BALLARAT NORTH 3350 (REI/VG)**

Agent Comments

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**Price:** \$520,000

**Method:** Private Sale

**Date:** 01/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**11 Rumler Ct BALLARAT NORTH 3350 (VG)**

Agent Comments

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**Price:** \$517,000

**Method:** Sale

**Date:** 22/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 668 sqm approx



**107 Sim St BLACK HILL 3350 (REI)**

Agent Comments

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**Price:** \$485,000

**Method:** Private Sale

**Date:** 22/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1107 sqm approx