## 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

2 Petian Court 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<br>between | \$895,000 | & | \$975,000 |
|--------------|---------------------|-----------|---|-----------|
|              |                     |           |   |           |

#### Median sale price

(\*Delete house or unit as applicable)

| Median Price | \$442,750   | Prope | erty type | type House |        | Suburb | Ballarat North |
|--------------|-------------|-------|-----------|------------|--------|--------|----------------|
| Period-from  | 01 May 2020 | to    | 30 Apr 2  | 2021       | 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 |
|---|-------------|--------------|
| 3 Petian Court Ballarat North VIC 3350      | \$930,000   | 23-Nov-20    |
| 51 Pinevale Way Ballarat North VIC 3350     | \$885,000   | 06-Oct-20    |
| 21 Heights Crescent Ballarat North VIC 3350 | \$1,055,000 | 05-Feb-21    |

#### 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: 19 May 2021



## **McGrath**

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3 Petian Court Ballarat North VIC 3350

€ 3

\$ 2

₾ 2

Sold Price

**\$930,000** Sold Date **23-Nov-20** 

Distance

0.03km



51 Pinevale Way Ballarat North VIC Sold Price 3350

**\$885,000** Sold Date **06-Oct-20** 

四 5

**4** 

₾ 2

Distance 0.28km



21 Heights Crescent Ballarat North Sold Price VIC 3350

\$1,055,000 Sold Date 05-Feb-21

₩ 3 ⇔ 5 Distance 0.31km

**RS** = Recent sale

UN = Undisclosed Sale

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