

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

403 LANDBOROUGH 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

or range
between

\$395,000

&

\$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Ballarat North

Period-from

01 Dec 2022

to

30 Nov 2023

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

504 LANDBOROUGH STREET BALLARAT NORTH VIC 3350	\$400,000	24-Jul-23
517 HOWITT STREET SOLDIERS HILL VIC 3350	\$445,000	13-Jul-23
1009 HAVELOCK STREET BALLARAT NORTH VIC 3350	\$380,000	18-Nov-23

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: 05 December 2023

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**504 LANDSBOROUGH STREET
BALLARAT NORTH VIC 3350**

 3  1  2

Sold Price **\$400,000** Sold Date **24-Jul-23**

Distance **0.2km**



**517 HOWITT STREET SOLDIERS
HILL VIC 3350**

 3  1  2

Sold Price **\$445,000** Sold Date **13-Jul-23**

Distance **0.91km**



**1009 HAVELOCK STREET
BALLARAT NORTH VIC 3350**

 3  1  -

Sold Price ^{RS} **\$380,000** Sold Date **18-Nov-23**

Distance **0.11km**

RS = Recent sale **UN** = Undisclosed Sale

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