

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



924 HAVELOCK STREET, BALLARAT

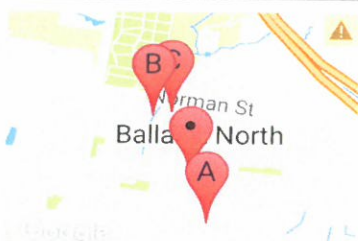
3 1 1

Indicative Selling Price

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

Price Range:

MEDIAN SALE PRICE



BALLARAT NORTH, VIC, 3350

Suburb Median Sale Price (House)

\$325,500

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



22 KILLEEN AVE, BLACK HILL, VIC 3350

3 2 2

Sale Price

***\$420,000**

Sale Date: 04/09/2017

Distance from Property: 363m



22 KINNANE CRT, BALLARAT NORTH, VIC

3 1 1

Sale Price

Price Withheld

Sale Date: 04/09/2017

Distance from Property: 537m



2/1118 LIGAR ST, BALLARAT NORTH, VIC 3350

3 1 1

Sale Price

***\$290,000**

Sale Date: 30/08/2017

Distance from Property: 511m



This report has been compiled on 06/09/2017 by Geoff Sewell Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

924 HAVELOCK STREET, BALLARAT NORTH, VIC 3350

Indicative selling price

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

Price Range:

Median sale price

Median price

\$325,500

House

☒

Unit

☐

Suburb

BALLARAT NORTH

Period

01 July 2016 to 30 June 2017

Source


pricefinder

Comparable property sales

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
22 KILLEEN AVE, BLACK HILL, VIC 3350	*\$420,000	04/09/2017
22 KINNANE CRT, BALLARAT NORTH, VIC 3350	Price Withheld	04/09/2017
2/1118 LIGAR ST, BALLARAT NORTH, VIC 3350	*\$290,000	30/08/2017