buxton

STATEMENT OF INFORMATION

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

905 Sherrard Street, Ballarat North, VIC, 3350

Indicative selling price

\$340,000 - \$360,000

Range between

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

Median sale price

Median price \$ 370,255

*Delete house or unit as applicable

Suburb
BALLARAT NORTH

Period 28/07/2018 - 24/01/2019

Source Price Finder

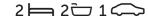
Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



2/514 ARMSTRONG STREET SOLDIERS HILL

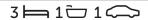
Normal Sale \$330,000 Date Sold 12/09/2018 Land 197.16943359375 sqm





1131 ARMSTRONG STREET BALLARAT NORTH

Normal Sale \$370,000 Date Sold 25/08/2018 Land 341 sqm



4 **=** 1 **=** 1 **=**



5 GORDONIA COURT BALLARAT NORTH

Normal Sale \$380,000 Date Sold 31/07/2018 Land 664 sqm