

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

House

*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

2 2 1

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



1131 ARMSTRONG STREET
BALLARAT NORTH

3 1 1

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



5 GORDONIA COURT
BALLARAT NORTH

4 1 1

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