

# 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

9/906 Lydiard Street N, Ballarat North, Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$620,000

### Median sale price

Median price

\$400,000

Property type

Unit

Suburb

Ballarat North

Period - From

01/08/2024

to

31/10/2024

Source



### 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 eighteen 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
13/906 Lydiard Street North, Ballarat North, VIC 3350	\$645,000	26/07/2024
2/1011 Lydiard Street North, Ballarat North, VIC 3350	\$720,000	20/09/2024
4/1011 Lydiard Street North, Ballarat North, VIC 3350	\$749,950	06/06/2024

**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 eighteen months.

This Statement of Information was prepared on: 11/11/2024