

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 1/316 Landsborough Street, Ballarat North Vic 3350

Indicative selling price

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

Single price \$155,000

Median sale price

Median price \$352,500

House

X

Unit

Suburb

Ballarat North

Period - From 01/07/2016

to

30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: Land (Res)

Agent Comments

This is a perfect opportunity to secure land positioned in ever popular Ballarat North. This boutique 3 lot subdivision offers panoramic vistas to Lake Wendouree and beyond and presents an exciting opportunity to build your dream home. Well located within close proximity to the CBD and all amenities.

Comparable Properties



**Lot 14/1240 Havelock St BALLARAT NORTH
3350 (REI)**

Agent Comments



Price: \$150,000

Method: Private Sale

Date: 12/04/2017

Rooms: -

Property Type: Land

Land Size: 500 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.