#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Armstrong Street North, Ballarat North Vic 3350
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#### Indicative selling price

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

Range between \$440,000 & \$484,000	Range between	\$440,000	&	\$484,000
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#### Median sale price

Median price	\$435,000	Pro	perty Type	House		Suburb	Ballarat North
Period - From	01/04/2020	to	30/06/2020		Source	REIV	

#### 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	724 Norman St INVERMAY PARK 3350	\$440,000	04/06/2020
2	14 Lavinia Dr BALLARAT NORTH 3350	\$435,000	04/06/2020
3	326 Landsborough St BALLARAT NORTH 3350	\$425,000	04/03/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

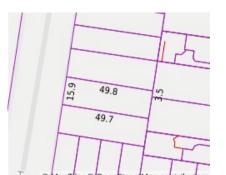
This Statement of Information was prepared on:	30/07/2020 09:05





Rob Cunningham 53312000 0418543634 robert@doepels.com.au

Indicative Selling Price \$440,000 - \$484,000 Median House Price June quarter 2020: \$435,000



# Property Type: Agent Comments

## Comparable Properties



724 Norman St INVERMAY PARK 3350 (REI)

**4** 3 **4** 1

Price: \$440,000 Method: Private Sale Date: 04/06/2020 Property Type: House Land Size: 639 sqm approx **Agent Comments** 



14 Lavinia Dr BALLARAT NORTH 3350

(REI/VG)

**6** 

Price: \$435,000 Method: Private Sale Date: 04/06/2020 Rooms: 5

**Property Type:** House **Land Size:** 708 sqm approx

**Agent Comments** 



326 Landsborough St BALLARAT NORTH 3350 Agent Comments

(VG)

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Price: \$425,000 Method: Sale Date: 04/03/2020

**Property Type:** House (Res) **Land Size:** 602 sqm approx

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