

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 or
locality and postcode

1004 Armstrong Street North, Ballarat North Vic 3350

Indicative selling price

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

Range between \$440,000 & \$484,000

Median sale price

Median price \$435,000 Property 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	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 comparable properties 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

1004 Armstrong Street North, Ballarat North Vic 3350



Rob Cunningham

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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)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 04/06/2020

Property Type: House

Land Size: 639 sqm approx



14 Lavinia Dr BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 04/06/2020

Rooms: 5

Property Type: House

Land Size: 708 sqm approx



326 Landsborough St BALLARAT NORTH 3350 (VG)

Agent Comments



Price: \$425,000

Method: Sale

Date: 04/03/2020

Property Type: House (Res)

Land Size: 602 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.