

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

204 Simpson Street, Ballarat North Vic 3350

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

Median price \$665,000 Property Type House Suburb Ballarat North

Period - From 01/04/2023 to 30/06/2023 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	5 Philip Av BALLARAT NORTH 3350	\$575,000	24/02/2023
2	314 Landsborough St BALLARAT NORTH 3350	\$565,000	30/05/2023
3	12 Lemuela Ct INVERMAY PARK 3350	\$560,000	11/01/2023

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:

26/07/2023 15:02

204 Simpson Street, Ballarat North Vic 3350



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3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$560,000 - \$580,000

Median House Price

June quarter 2023: \$665,000

Comparable Properties



5 Philip Av BALLARAT NORTH 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$575,000

Method: Private Sale

Date: 24/02/2023

Property Type: House

Land Size: 615 sqm approx



314 Landsborough St BALLARAT NORTH 3350 (REI)

Agent Comments

3 1 3

Price: \$565,000

Method: Private Sale

Date: 30/05/2023

Property Type: House



12 Lemuela Ct INVERMAY PARK 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$560,000

Method: Private Sale

Date: 11/01/2023

Property Type: House

Land Size: 842 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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