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

232 Landsborough Street, Ballarat North Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$900,000		&		\$935,000				
Median sale pr	rice								
Median price	\$610,000	Pro	operty Type	Hou	se		Suburb	Ballarat North	
Period - From	31/03/2022	to	30/03/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	8 Pinewood Dr BALLARAT NORTH 3350	\$960,000	10/10/2022
2	1 Marrod CI BALLARAT NORTH 3350	\$900,000	21/11/2022
3	18 Botanic Dr BALLARAT NORTH 3350	\$875,000	06/10/2022

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:

31/03/2023 14:30



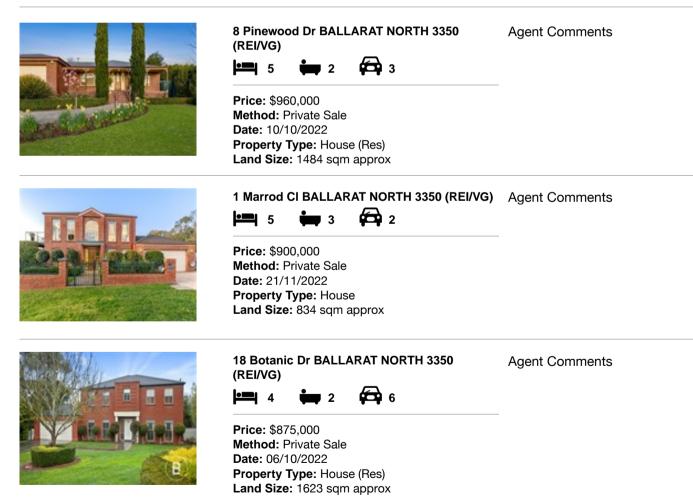






Property Type: House (Previously Occupied - Detached) Land Size: 725 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$935,000 Median House Price 31/03/2022 - 30/03/2023: \$610,000

Comparable Properties



Account - Buxton Ballarat | P: 03 5331 4544



propertydata

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