

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 between \$900,000 & \$935,000

Median sale price

Median price \$610,000

Property Type House

Suburb Ballarat North

Period - From 31/03/2022

to 30/03/2023

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	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



8 Pinewood Dr BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$960,000

Method: Private Sale

Date: 10/10/2022

Property Type: House (Res)

Land Size: 1484 sqm approx



1 Marrod CI BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 21/11/2022

Property Type: House

Land Size: 834 sqm approx



18 Botanic Dr BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 06/10/2022

Property Type: House (Res)

Land Size: 1623 sqm approx

Account - Buxton Ballarat | P: 03 5331 4544