

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 Howitt Street, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$525,000

&

\$577,500

Median sale price

Median price

\$552,500

Property Type

House

Suburb

Ballarat North

Period - From

01/01/2022

to

31/03/2022

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	11 Orama Av WENDOUREE 3355	\$545,000	15/02/2022
2	134a Victoria St BALLARAT EAST 3350	\$530,000	05/06/2021
3	19 Brighton Ct WENDOUREE 3355	\$520,000	13/05/2022

OR

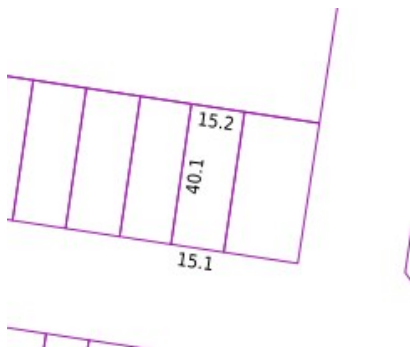
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

21/06/2022 16:51

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Indicative Selling Price
\$525,000 - \$577,500
Median House Price
March quarter 2022: \$552,500



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Property Type: House (Previously Occupied - Detached)
Land Size: 601 sqm approx
Agent Comments

Comparable Properties



11 Orama Av WENDOUREE 3355 (VG)

Agent Comments

2 - -

Price: \$545,000
Method: Sale
Date: 15/02/2022
Property Type: House (Res)
Land Size: 656 sqm approx



134a Victoria St BALLARAT EAST 3350 (REI/VG)

Agent Comments

2 1 -

Price: \$530,000
Method: Private Sale
Date: 05/06/2021
Property Type: House
Land Size: 552 sqm approx

19 Brighton Ct WENDOUREE 3355 (VG)

Agent Comments

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Price: \$520,000
Method: Sale
Date: 13/05/2022
Property Type: Flat/Unit/Apartment (Res)