

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 and
postcode

1007 Sherrard Street Ballarat North VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Ballarat North

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

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

1004 Armstrong Street North Ballarat North VIC 3350	\$435,000	11-Mar-21
9 Midlands Drive Ballarat North VIC 3350	\$450,000	02-Mar-21
12 Hurley Street Ballarat North VIC 3350	\$480,000	27-May-21

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: 09 August 2021



**1004 Armstrong Street North
Ballarat North VIC 3350**

 3  1  3

Sold Price **\$435,000** Sold Date **11-Mar-21**

Distance **0.84km**



**9 Midlands Drive Ballarat North VIC
3350**

 3  1  3

Sold Price **\$450,000** Sold Date **02-Mar-21**

Distance **1.29km**



**12 Hurley Street Ballarat North VIC
3350**

 3  1  2

Sold Price **\$480,000** Sold Date **27-May-21**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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