

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

1/27 Paling Street, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$660,000

&

\$670,000

Median sale price

Median price

\$575,000

Property Type

House

Suburb

Ballarat North

Period - From

14/03/2023

to

13/03/2024

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	10/11 Caselli St BALLARAT EAST 3350	\$810,000	11/10/2023
2	8/11 Caselli St BALLARAT EAST 3350	\$707,750	22/02/2023
3	4/506 Wendouree Pde LAKE WENDOUREE 3350	\$649,000	06/02/2023

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:

14/03/2024 18:55



Property Type:

Agent Comments

Indicative Selling Price

\$660,000 - \$670,000

Median House Price

14/03/2023 - 13/03/2024: \$575,000

Comparable Properties

10/11 Caselli St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 11/10/2023

Property Type: Townhouse (Res)



8/11 Caselli St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$707,750

Method: Private Sale

Date: 22/02/2023

Property Type: Townhouse (Single)



4/506 Wendouree Pde LAKE WENDOUREE 3350 (VG)

Agent Comments



Price: \$649,000

Method: Sale

Date: 06/02/2023

Property Type: Flat/Unit/Apartment (Res)