

03 5330 0500 0439 302 288

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale												
Including su locality andpo	520 Landsborough Street, Ballarat North Vic 3350											
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$390,000				& \$400				00,000	0000			
Median sale price												
Median price	\$395,00	00	Hou	se	Х	Uni	ŧ		Suburb or locality	Ballarat North		
Period - From	01/04/2	018	to	31/	03/2019			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 eighteen 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	507 Landsborough St BALLARAT NORTH 3350	\$395,500	17/10/2018
2	505 Landsborough St BALLARAT NORTH 3350	\$395,000	20/02/2019
3	328 Landsborough St BALLARAT NORTH 3350	\$395,000	07/02/2019

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 eighteen months.







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Indicative Selling Price

\$390,000 -\$400,000 **Median House Price**

Year ending March 2019: \$395,000







Rooms:

Property Type: House (Previously

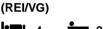
Occupied - Detached) Land Size: 604 sqm approx

Agent Comments



Comparable Properties







Price: \$395,500 Method: Private Sale Date: 17/10/2018

Rooms: 5

Property Type: House Land Size: 650 sqm approx



505 Landsborough St BALLARAT NORTH 3350 Agent Comments (REI/VG)





Price: \$395,000 Method: Private Sale Date: 20/02/2019

Rooms: -

Property Type: House Land Size: 659 sqm approx



328 Landsborough St BALLARAT NORTH 3350 Agent Comments (REI/VG)







Price: \$395,000 Method: Private Sale Date: 07/02/2019 Rooms: -

Property Type: House Land Size: 714 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





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