

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

1016 Ligar Street, Ballarat North Vic 3350

Indicative selling price

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

Single price

\$325,000

Median sale price

Median price

\$495,000

Property Type

House

Suburb

Ballarat North

Period - From

01/04/2024

to

30/06/2024

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	2/634 York St BALLARAT EAST 3350	\$325,000	06/08/2024
2	5/1016 Howitt St WENDOUREE 3355	\$320,000	06/07/2024
3	1/422 York St BALLARAT EAST 3350	\$330,000	05/07/2024

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:

09/08/2024 16:45

1016 Ligar Street, Ballarat North Vic 3350



2 1 1

Property Type: House
Land Size: 317 sqm approx
Agent Comments

Indicative Selling Price
\$325,000
Median House Price
June quarter 2024: \$495,000

Comparable Properties



2/634 York St BALLARAT EAST 3350 (REI)

Agent Comments

2 1 1

Price: \$325,000
Method: Private Sale
Date: 06/08/2024
Property Type: Unit



5/1016 Howitt St WENDOUREE 3355 (REI)

Agent Comments

2 1 1

Price: \$320,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Unit
Land Size: 257 sqm approx



1/422 York St BALLARAT EAST 3350 (REI)

Agent Comments

2 1 1

Price: \$330,000
Method: Private Sale
Date: 05/07/2024
Property Type: Unit
Land Size: 440 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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