

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

9 Teal Avenue, Ballarat North Vic 3350

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$420,000 Property Type House Suburb Ballarat North

Period - From 27/11/2019 to 26/11/2020 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	109 Norman St BALLARAT NORTH 3350	\$425,000	31/07/2019
2	204 Landsborough St BALLARAT NORTH 3350	\$414,000	16/10/2020
3	3 Caroline Ct NERRINA 3350	\$412,000	24/08/2020

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:

27/11/2020 10:52

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Indicative Selling Price

\$400,000 - \$440,000

Median House Price

27/11/2019 - 26/11/2020: \$420,000



Property Type: House (Previously Occupied - Detached)

Land Size: 878 sqm approx

Agent Comments

Comparable Properties



109 Norman St BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 31/07/2019

Rooms: 5

Property Type: House

Land Size: 1067 sqm approx



204 Landsborough St BALLARAT NORTH 3350 (REI) Agent Comments



Price: \$414,000

Method: Private Sale

Date: 16/10/2020

Rooms: 5

Property Type: House (Res)



3 Caroline Ct NERRINA 3350 (REI/VG)

Agent Comments



Price: \$412,000

Method: Private Sale

Date: 24/08/2020

Rooms: 6

Property Type: House

Land Size: 590 sqm approx