

# 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

106 Moola Street Ballarat North VIC 3350

### Indicative selling price

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

Single price  or range between \$530,000 & \$560,000

### Median sale price

Median price \$550,000 Property type House Suburb Ballarat North

Period - From 01-12-2020 to 30-11-2021 Source Corelogic

### Comparable property sales

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
4 Panorama Drive Black Hill VIC 3350	\$570,000	03-31-2021
317 Norman Street Ballarat North VIC 3350	\$590,000	07-11-2021
1022 Havelock Street Ballarat North VIC 3350	\$600,000	27-08-2021

**\*Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing media sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents ACT 1980*.

This Statement of Information was prepared on: 11-12-2021