

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

2/914 Ligar Street, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$310,000

&

\$330,000

Median sale price

Median price

\$425,000

Property Type

Unit

Suburb

Ballarat North

Period - From

01/01/2022

to

31/12/2022

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	7/325 Walker St BALLARAT NORTH 3350	\$330,000	12/10/2022
2	16/209 Leith St REDAN 3350	\$315,000	16/11/2022
3	2/3 Flockhart St MOUNT PLEASANT 3350	\$310,000	10/12/2021

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:

21/02/2023 10:41

2/914 Ligar Street, Ballarat North Vic 3350



Rob Cunningham
53312000
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Indicative Selling Price
\$310,000 - \$330,000

Median Unit Price
Year ending December 2022: \$425,000



2 1 1

Property Type: Unit
Land Size: 200 sqm approx
Agent Comments

Comparable Properties



7/325 Walker St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$330,000
Method: Private Sale
Date: 12/10/2022
Property Type: Unit
Land Size: 131 sqm approx



16/209 Leith St REDAN 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$315,000
Method: Private Sale
Date: 16/11/2022
Property Type: Unit



2/3 Flockhart St MOUNT PLEASANT 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$310,000
Method: Private Sale
Date: 10/12/2021
Property Type: Unit

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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