

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

502 Landsborough Street, Ballarat North Vic 3350

Indicative selling price

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

Range between \$305,000 & \$315,000

Median sale price

Median price \$367,000 House X Unit Suburb or locality Ballarat North

Period - From 01/07/2017 to 30/06/2018 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.

	Address of comparable property	Price	Date of sale
1	409 Landsborough St BALLARAT NORTH 3350	\$357,500	16/03/2018
2	234 Landsborough St BALLARAT NORTH 3350	\$330,000	09/07/2018
3	1 Napier St BLACK HILL 3350	\$306,000	31/05/2018

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.



3 1 2

Rooms:

Property Type: House (Res)

Land Size: 437 sqm approx

Agent Comments

Comparable Properties



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

3 1 2

Price: \$357,500

Method: Private Sale

Date: 16/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 492 sqm approx



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

3 1 1

Price: \$330,000

Method: Auction Sale

Date: 09/07/2018

Rooms: 4

Property Type: House

Land Size: 763 sqm approx



1 Napier St BLACK HILL 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$306,000

Method: Private Sale

Date: 31/05/2018

Rooms: 6

Property Type: House (Res)

Land Size: 360 sqm approx