

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/5 Aquila Court, Ballarat North 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$155,000

&

\$165,000

### Median sale price

Median price

\$227,500

\*House

\*Unit

X

Suburb  
or locality

Ballarat North

Period - From

May 2017

to

April 2018

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
11/326 Walker Street, Ballarat North 3350	\$210,000	16/03/2018
3/16 Aquila Court, Ballarat North 3350	\$181,000	13/03/2018
9/326 Walker Street, Ballarat North 3350	\$220,000	12/03/2018