

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 and
postcode

3 Petian Court, Ballarat North, VIC 3350

Indicative selling price

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

Single price

or range between

\$990,000

&

\$1,050,000

Median sale price

Median price

\$ 395,000

Property type

House

Suburb

BALLARAT NORTH

Period - From

13/08/2018

to

13/02/2020

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
1 14 Mathoura Place Ballarat North	\$840,000	25/06/2019
2 7 Temperance Court Nerrina	\$921,000	27/03/2019
3 9 St Mirren Drive Nerrina	\$915,000	22/11/2018

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 18 months.~~

This Statement of Information was prepared on:

13/02/2020