

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

6 Philip Avenue Ballarat North VIC 3350

Indicative selling price

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

Single price \$* or range between \$595,000 & \$645,000

Median sale price

Median price \$571,250 Property type House Suburb Ballarat North

Period - From 01.07.2021 to 30.06.2022 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 |
|---|-----------|--------------|
| 106 Howard Street Soldiers Hill VIC 3350 | \$600,000 | 12.03.2022 |
| 1 Robert Drive Ballarat North VIC 3350 | \$665,000 | 14.06.2022 |
| 3121 Simpson Street Ballarat North VIC 3350 | \$610,000 | 01.06.2022 |

This Statement of Information was prepared on: 11.07.2022