## 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

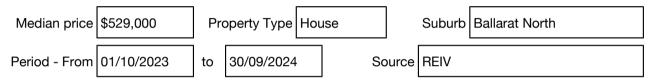
16 Howitt Street, Ballarat North Vic 3350

#### Indicative selling price

For the meaning of this		

Single price \$450,000

#### Median sale price



#### 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	3 Dunrobin Ct BALLARAT NORTH 3350	\$485,000	04/11/2024
2	115 Howitt St SOLDIERS HILL 3350	\$509,500	29/08/2024
3	328 Landsborough St BALLARAT NORTH 3350	\$540,000	03/02/2024

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:

30/12/2024 11:17





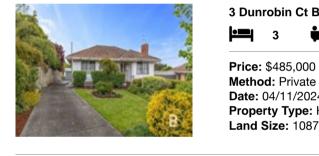




Property Type: House Agent Comments

**Indicative Selling Price** \$450,000 Median House Price Year ending September 2024: \$529,000

# **Comparable Properties**



3 Dunrobin Ct BALLARAT NORTH 3350 (REI/VG)

2 1

Method: Private Sale Date: 04/11/2024 Property Type: House Land Size: 1087 sqm approx

115 Howitt St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

Agent Comments





Price: \$509,500 Method: Private Sale Date: 29/08/2024 Property Type: House (Res) Land Size: 782 sqm approx

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





Price: \$540,000 Method: Private Sale Date: 03/02/2024 Property Type: House Land Size: 700 sqm approx

#### Account - Fletchers | P: 03 5333 4797



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