

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

1102 Armstrong Street North, Ballarat North 3350

Indicative selling price

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

Single price

\$

or range between

\$385,000

&

\$400,000

Median sale price

Median price

\$373,178

*House

X

*Unit

Suburb
or locality

Ballarat North

Period - From

17/10/2017

to

17/10/2018

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
1102 Ligar Street, Ballarat North 3350	\$387,627	20/05/2018
1131 Armstrong Street North, Ballarat North 3350	\$370,000	25/08/2018
1227 Doveton Street, Invermay Park 3350	\$415,000	23/07/2018