

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

1006 Sherrard Street, Ballarat North Vic 3350

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$603,000

Property Type House

Suburb Ballarat North

Period - From 01/01/2023

to 31/12/2023

Source REIV

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 Casey CI BLACK HILL 3350	\$690,000	31/07/2023
2	11 Panorama Dr BLACK HILL 3350	\$675,000	07/06/2023
3	6 Leerama Ct BLACK HILL 3350	\$670,000	27/04/2023

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:

09/04/2024 14:06

1006 Sherrard Street, Ballarat North Vic 3350



Phil Petrie

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Indicative Selling Price

\$650,000

Median House Price

Year ending December 2023: \$603,000



3 1 2

Rooms: 6

Property Type: Residence

Land Size: 966 sqm approx

Agent Comments

Comparable Properties



3 Casey CI BLACK HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$690,000

Method: Private Sale

Date: 31/07/2023

Property Type: House

Land Size: 955 sqm approx



11 Panorama Dr BLACK HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$675,000

Method: Private Sale

Date: 07/06/2023

Property Type: House (Res)

Land Size: 725 sqm approx



6 Leerama Ct BLACK HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$670,000

Method: Private Sale

Date: 27/04/2023

Property Type: House (Res)

Land Size: 587 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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