

## 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

1007 HAVELOCK STREET BALLARAT NORTH VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$554,250

Property type

House

Suburb

Ballarat North

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 105 WEBB AVENUE BALLARAT EAST VIC 3350  | \$390,000 | 07-Jun-23 |
| 3 GUM VIEW CLOSE BROWN HILL VIC 3350    | \$416,000 | 06-May-23 |
| 706 LIGAR STREET SOLDIERS HILL VIC 3350 | \$380,000 | 09-Nov-23 |

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: 12 August 2024

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**105 WEBB AVENUE BALLARAT  
EAST VIC 3350**

 2  1  2

Sold Price **\$390,000** Sold Date **07-Jun-23**

Distance **1.66km**



**3 GUM VIEW CLOSE BROWN HILL  
VIC 3350**

 2  1  1

Sold Price **\$416,000** Sold Date **06-May-23**

Distance **2.39km**



**706 LIGAR STREET SOLDIERS HILL  
VIC 3350**

 2  1  1

Sold Price **\$380,000** Sold Date **09-Nov-23**

Distance **0.57km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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