

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

3/1112 LIGAR STREET 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

\$390,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

Ballarat North

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

3/1120-1122 HAVELOCK STREET BALLARAT NORTH VIC 3350	\$410,000	21-Mar-25
2/43 SWEENEY STREET BLACK HILL VIC 3350	\$400,000	31-Mar-25
510 CHISHOLM STREET BLACK HILL VIC 3350	\$412,500	30-Apr-25

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: 04 September 2025



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**3/1120-1122 HAVELOCK STREET
BALLARAT NORTH VIC 3350**

2 1 1

Sold Price

\$410,000

Sold Date

21-Mar-25

Distance

0.28km



**2/43 SWEENEY STREET BLACK
HILL VIC 3350**

2 1 1

Sold Price

\$400,000

Sold Date

31-Mar-25

Distance

1.03km



**510 CHISHOLM STREET BLACK
HILL VIC 3350**

2 1 1

Sold Price

\$412,500

Sold Date

30-Apr-25

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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