

# 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

1 Lodge Close, 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)

Range between

\$1,950,000

&

\$2,100,000

### Median sale price

Median price

\$520,000

Property Type

House

Suburb

Ballarat North

Period - From

03/06/2024

to

02/06/2025

Source

Property Data

### 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 eighteen 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		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on:

03/06/2025 12:23

1 Lodge Close, Ballarat North Vic 3350



Tim Valpied  
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**Indicative Selling Price**

\$1,950,000 - \$2,100,000

**Median House Price**

03/06/2024 - 02/06/2025: \$520,000



4 3 2

**Property Type:** House (Res)  
**Land Size:** 2073 sqm approx  
**Agent Comments**

## Comparable Properties

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 eighteen months.

**Account - Jellis Craig** | P: 03 5329 2500 | F: 03 5329 2555



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