

# 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

1016 Ligar Street, Ballarat North Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000 & \$380,000

### Median sale price

Median price \$555,000 Property Type House Suburb Ballarat North  
Period - From 01/01/2024 to 31/03/2024 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	706 Ligar St SOLDIERS HILL 3350	\$380,000	27/11/2023
2	3/305 Howard St SOLDIERS HILL 3350	\$335,000	07/03/2024
3	2/136 Moola St BALLARAT NORTH 3350	\$325,000	16/11/2023

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: 12/06/2024 16:12

1016 Ligar Street, Ballarat North Vic 3350



Phil Petrie  
0353334322  
0409 278 460

phil@trevorpetrie.com.au

**Indicative Selling Price**  
\$360,000 - \$380,000  
**Median House Price**  
March quarter 2024: \$555,000



2 1 1

**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 321 sqm approx  
**Agent Comments**

## Comparable Properties



706 Ligar St SOLDIERS HILL 3350 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 27/11/2023  
**Property Type:** House  
**Land Size:** 429 sqm approx



3/305 Howard St SOLDIERS HILL 3350 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** Unit



2/136 Moola St BALLARAT NORTH 3350 (REI/VG)

**Agent Comments**

2 1 1

**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 16/11/2023  
**Property Type:** Unit  
**Land Size:** 250 sqm approx

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



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