

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

113 SIMPSON 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

Ballarat North

Period-from

01 May 2023

to

30 Apr 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

520 LANDSBOROUGH STREET BALLARAT NORTH VIC 3350	\$570,000	15-Mar-24
1 CAROLINE COURT NERRINA VIC 3350	\$615,000	29-Jan-24
25 NAPIER STREET BLACK HILL VIC 3350	\$577,000	23-Jan-24

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: 15 May 2024



**520 LANDBOROUGH STREET
BALLARAT NORTH VIC 3350**

 4  2  2

Sold Price

^{RS} **\$570,000**

Sold Date

15-Mar-24

Distance

1.06km



**1 CAROLINE COURT NERRINA VIC
3350**

 3  1  1

Sold Price

\$615,000

Sold Date

29-Jan-24

Distance

1.77km



**25 NAPIER STREET BLACK HILL
VIC 3350**

 3  1  2

Sold Price

\$577,000

Sold Date

23-Jan-24

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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