# 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

1203 Havelock Street, Ballarat North Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$450,000		&		\$495,000			
Median sale pr	rice							
Median price	\$572,500	Pro	operty Type	Hou	se		Suburb	Ballarat North
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1115 Lydiard St.N BALLARAT NORTH 3350	\$490,000	15/09/2023
2	31 Paling St BALLARAT NORTH 3350	\$485,000	01/09/2023
3	329 Norman St BALLARAT NORTH 3350	\$475,000	24/05/2024

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:

27/06/2024 08:54



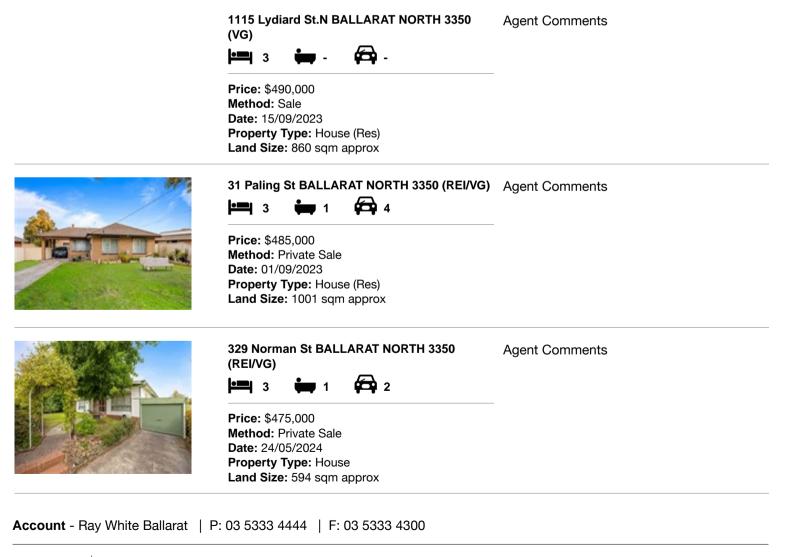






**Property Type:** House **Land Size:** 835 sqm approx Agent Comments Indicative Selling Price \$450,000 - \$495,000 Median House Price Year ending March 2024: \$572,500

# **Comparable Properties**







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