

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

128 Moola Street, Ballarat North Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$690,000

Median sale price

Median price \$603,000

Property Type House

Suburb Ballarat North

Period - From 01/01/2023

to 31/12/2023

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	1006 Havelock St BALLARAT NORTH 3350	\$675,000	31/03/2023
2	11 Panorama Dr BLACK HILL 3350	\$675,000	07/06/2023
3	4 Robert Dr BALLARAT NORTH 3350	\$665,000	04/05/2023

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:

10/04/2024 15:14



3 2 5

Property Type: House (Previously Occupied - Detached)
Land Size: 947 sqm approx
Agent Comments

Indicative Selling Price
\$690,000
Median House Price
Year ending December 2023: \$603,000

Comparable Properties



1006 Havelock St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$675,000
Method: Private Sale
Date: 31/03/2023
Property Type: House (Res)
Land Size: 747 sqm approx



11 Panorama Dr BLACK HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$675,000
Method: Private Sale
Date: 07/06/2023
Property Type: House (Res)
Land Size: 725 sqm approx



4 Robert Dr BALLARAT NORTH 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$665,000
Method: Private Sale
Date: 04/05/2023
Property Type: House (Res)
Land Size: 593 sqm approx

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