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

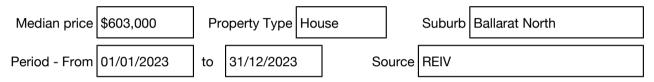
128 Moola Street, Ballarat North Vic 3350

Indicative selling price

For the meaning of this		

Single price \$690,000

Median sale price



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









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) I 3 I 2 I I	Agent Comments
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) 3 2 2 2 Price: \$675,000	Agent Comments
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
Price: \$665,000 Method: Private Sale Date: 04/05/2023 Property Type: House (Res)	

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



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Land Size: 593 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.