

# 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

2/4 Aquila Court, 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 \$280,000 & \$290,000

### Median sale price

Median price \$375,000 Property Type Unit Suburb Ballarat North

Period - From 17/06/2023 to 16/06/2024 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	6/914 Ligar St BALLARAT NORTH 3350	\$345,000	21/08/2023
2	2/136 Moola St BALLARAT NORTH 3350	\$325,000	16/11/2023
3	2/914 Ligar St BALLARAT NORTH 3350	\$305,000	05/04/2023

**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:

17/06/2024 13:17



**Rooms:** 2  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$280,000 - \$290,000

**Median Unit Price**

17/06/2023 - 16/06/2024: \$375,000

## Comparable Properties



**6/914 Ligar St BALLARAT NORTH 3350**  
(REI/VG)

**Agent Comments**



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 21/08/2023  
**Property Type:** Unit  
**Land Size:** 300 sqm approx



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

**Agent Comments**



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



**2/914 Ligar St BALLARAT NORTH 3350**  
(REI/VG)

**Agent Comments**



**Price:** \$305,000  
**Method:** Private Sale  
**Date:** 05/04/2023  
**Property Type:** Unit  
**Land Size:** 200 sqm approx