## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	2/4 Aquila Court, Ballarat North Vic 3350
Including suburb or	
locality and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$375,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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> **Indicative Selling Price** \$280,000 - \$290,000 **Median Unit Price** 17/06/2023 - 16/06/2024: \$375,000

Rooms: 2 Property Type: Unit

**Agent Comments** 



## Comparable Properties

(REI/VG) **--** 2

6/914 Ligar St BALLARAT NORTH 3350

Price: \$345,000 Date: 21/08/2023 Property Type: Unit

Method: Private Sale

Land Size: 300 sqm approx

**Agent Comments** 



2/136 Moola St BALLARAT NORTH 3350

(REI/VG)

Price: \$325.000 Method: Private Sale Date: 16/11/2023 Property Type: Unit

Land Size: 250 sqm approx

**Agent Comments** 



2/914 Ligar St BALLARAT NORTH 3350

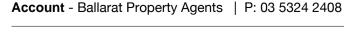
(REI/VG)

**--** 2

Price: \$305,000 Method: Private Sale Date: 05/04/2023 Property Type: Unit

Land Size: 200 sqm approx

**Agent Comments** 





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