

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 and
postcode

3/1000 SHERRARD STREET BALLARAT NORTH VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$285,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$387,500

Property type

Unit

Suburb

Ballarat North

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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

21/216 FOREST STREET WENDOUREE VIC 3355	\$285,000	16-Jan-24
1/633 BOND STREET GOLDEN POINT VIC 3350	\$297,000	28-Jan-24
8/45 OTWAY STREET SOUTH BALLARAT EAST VIC 3350	\$279,000	04-Jul-23

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: 16 May 2024



**21/216 FOREST STREET
WENDOUREE VIC 3355**

 2  1  1

Sold Price **\$285,000** Sold Date **16-Jan-24**

Distance **3.39km**



**1/633 BOND STREET GOLDEN
POINT VIC 3350**

 2  1  -

Sold Price **\$297,000** Sold Date **28-Jan-24**

Distance **3.57km**



**8/45 OTWAY STREET SOUTH
BALLARAT EAST VIC 3350**

 2  1  1

Sold Price **\$279,000** Sold Date **04-Jul-23**

Distance **2.86km**

RS = Recent sale

UN = Undisclosed Sale

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