

3/2 Kitchen Court, Ballarat North Vic 3350



Phil Petrie  
0353334322  
0409 278 460  
phil@trevorpetrie.com.au

**Indicative Selling Price**  
\$580,000  
**Median House Price**  
Year ending March 2024: \$572,500



3   2   2

**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



3/1422 Gregory St LAKE WENDOUREE 3350 (REI)   **Agent Comments**

2   2   2

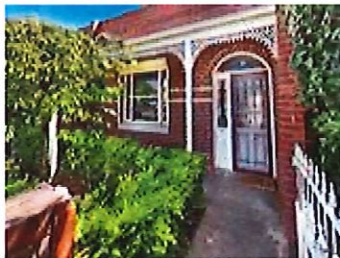
**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 15/04/2024  
**Property Type:** Townhouse (Single)



11/322 Clayton St CANADIAN 3350 (REI)   **Agent Comments**

3   2   2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 16/03/2024  
**Property Type:** Townhouse (Single)



2/522 Mair St BALLARAT CENTRAL 3350 (REI/VG)   **Agent Comments**

3   1   1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 30/11/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 204 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

### 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	3/1422 Gregory St LAKE WENDOUREE 3350	\$610,000	15/04/2024
2	11/322 Clayton St CANADIAN 3350	\$600,000	16/03/2024
3	2/522 Mair St BALLARAT CENTRAL 3350	\$600,000	30/11/2023

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: