

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 PALING 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

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Ballarat North

Period-from

01 Jan 2023

to

31 Dec 2023

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

601 HOWARD STREET SOLDIERS HILL VIC 3350	\$450,000	22-Jun-23
16 LINDEN AVENUE WENDOUREE VIC 3355	\$470,000	08-Feb-23
219 DOWLING STREET WENDOUREE VIC 3355	\$480,000	20-Jan-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 January 2024

**601 HOWARD STREET SOLDIERS
HILL VIC 3350**3  1  1 

Sold Price

\$450,000

Sold Date

22-Jun-23

Distance

0.67km**16 LINDEN AVENUE WENDOUREE
VIC 3355**3  1  1 

Sold Price

\$470,000

Sold Date

08-Feb-23

Distance

1.21km**219 DOWLING STREET
WENDOUREE VIC 3355**3  1  2 

Sold Price

\$480,000

Sold Date

20-Jan-23

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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