

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

904A LIGAR 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

\$590,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Other

Suburb

Ballarat North

Period-from

01 Mar 2023

to

29 Feb 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

120 HOWITT STREET BALLARAT NORTH VIC 3350	\$590,000	03-Nov-22
6/914 LIGAR STREET BALLARAT NORTH VIC 3350	\$345,000	15-Aug-23
206 HOWITT STREET BALLARAT NORTH VIC 3350	\$538,000	29-Nov-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: 28 March 2024

McGrath

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120 HOWITT STREET BALLARAT NORTH VIC 3350

3 1 2

Sold Price

\$590,000

Sold Date **03-Nov-22**

Distance

0.03km



6/914 LIGAR STREET BALLARAT NORTH VIC 3350

2 1 -

Sold Price

\$345,000

Sold Date **15-Aug-23**

Distance

0.07km



206 HOWITT STREET BALLARAT NORTH VIC 3350

3 1 2

Sold Price

\$538,000

Sold Date **29-Nov-23**

Distance

0.13km



17/906 LYDIARD STREET NORTH BALLARAT NORTH VIC 3350

2 2 1

Sold Price

\$580,000

Sold Date **26-Apr-23**

Distance

0.22km



28 GREGORY STREET BLACK HILL VIC 3350

3 2 1

Sold Price

\$560,000

Sold Date **30-Jan-23**

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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