

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 910 Sherrard Street, 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

Range between \$430,000 & \$450,000

Median sale price

Median price \$568,500 Property Type House Suburb Ballarat North

Period - From 01/10/2023 to 31/12/2023 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 eighteen 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	807 Gregory St SOLDIERS HILL 3350	\$440,000	12/02/2024
2	1 Poplar St WENDOUREE 3355	\$430,000	13/04/2023
3			

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 eighteen months.

This Statement of Information was prepared on: 04/04/2024 22:19



Property Type: House

Agent Comments

Comparable Properties



807 Gregory St SOLDIERS HILL 3350 (REI/VG) Agent Comments



Price: \$440,000

Method: Private Sale

Date: 12/02/2024

Property Type: House

Land Size: 732 sqm approx



1 Poplar St WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$430,000

Method: Private Sale

Date: 13/04/2023

Property Type: House

Land Size: 690.10 sqm approx

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 eighteen months.