Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 910 Sherrard Street, Ballarat North Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$430,000		&		\$450,000			
Median sale p	rice							
Median price	\$568,500	Pro	operty Type	Hou	se		Suburb	Ballarat North
Period - From	01/10/2023	to	31/12/2023		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ade	dress 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





Scott Petrie



Property Type: House Agent Comments

03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$430,000 - \$450,000 Median House Price December quarter 2023: \$568,500

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.

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

propertydata



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