

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 912 Doveton 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 \$489,000 & \$515,000

Median sale price

Median price \$572,500 Property Type House Suburb Ballarat North

Period - From 01/04/2023 to 31/03/2024 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 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	604 Ligar St SOLDIERS HILL 3350	\$550,000	04/05/2024
2	23 Brinkley Av WENDOUREE 3355	\$520,000	26/02/2024
3	104 Howard St SOLDIERS HILL 3350	\$510,000	28/03/2024

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:

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Property Type: House (Res)
Land Size: 523 approx sqm approx
[Agent Comments](#)

Indicative Selling Price
\$489,000 - \$515,000
Median House Price
Year ending March 2024: \$572,500

Comparable Properties



604 Ligar St SOLDIERS HILL 3350 (REI)

[Agent Comments](#)



Price: \$550,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 956 sqm approx



23 Brinkley Av WENDOUREE 3355 (REI)

[Agent Comments](#)



Price: \$520,000
Method: Private Sale
Date: 26/02/2024
Property Type: House
Land Size: 679 sqm approx



104 Howard St SOLDIERS HILL 3350 (REI)

[Agent Comments](#)



Price: \$510,000
Method: Private Sale
Date: 28/03/2024
Property Type: House
Land Size: 704 sqm approx