

# 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 922b 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](http://consumer.vic.gov.au/underquoting)

Range between \$485,000 & \$525,000

### Median sale price

Median price \$360,000 Property Type Unit Suburb Ballarat North

Period - From 14/06/2023 to 13/06/2024 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	2/216 Grant St GOLDEN POINT 3350	\$535,000	28/03/2024
2	20 Steinfeld St.S GOLDEN POINT 3350	\$500,000	27/11/2023
3	3 Zelkova PI LAKE GARDENS 3355	\$475,000	19/03/2024

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: 14/06/2024 19:37



3   2   2

**Property Type:** House  
**Land Size:** 396 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$485,000 - \$525,000  
**Median Unit Price**  
14/06/2023 - 13/06/2024: \$360,000

## Comparable Properties



**2/216 Grant St GOLDEN POINT 3350 (REI/VG)**   **Agent Comments**

4   2   1

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 28/03/2024  
**Property Type:** Unit  
**Land Size:** 262 sqm approx



**20 Steinfeld St.S GOLDEN POINT 3350 (REI)**   **Agent Comments**

2   2   1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 27/11/2023  
**Property Type:** Unit  
**Land Size:** 255 sqm approx



**3 Zelkova PI LAKE GARDENS 3355 (REI/VG)**   **Agent Comments**

3   2   1

**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 19/03/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 243 sqm approx

**Account - Jellis Craig** | P: 03 5329 2500 | F: 03 5329 2555