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 234 Landsborough Street, Ballarat North Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$389,000		&		\$425,000					
Median sale pr	rice									
Median price	\$395,000	Pro	operty Type	Hou	se		Suburb	Ballarat North		
Period - From	15/01/2019	to	14/01/2020		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 last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	206 Howitt St BALLARAT NORTH 3350	\$446,000	20/11/2019
2	708 Norman St INVERMAY PARK 3350	\$440,000	06/06/2019
3	505 Landsborough St BALLARAT NORTH 3350	\$395,000	20/02/2019

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:

15/01/2020 10:10





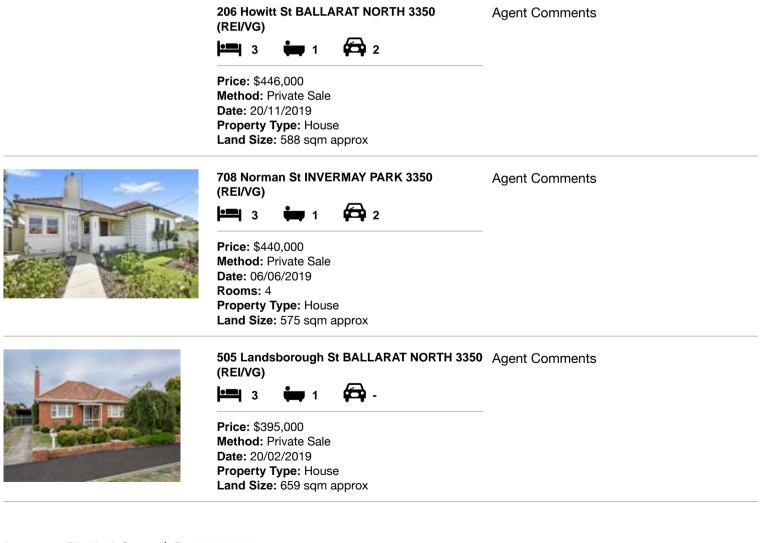




Property Type: House **Land Size:** 765 sqm approx Agent Comments Francesca Nicol 03 5331 3911 0412 276 899 fnicol@bigginscott.com.au

Indicative Selling Price \$389,000 - \$425,000 Median House Price 15/01/2019 - 14/01/2020: \$395,000

Comparable Properties



Account - Biggin & Scott | P: 03 5331 3911

