

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 234 Landsborough 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 \$389,000 & \$425,000

Median sale price

Median price \$395,000 Property Type House Suburb Ballarat North

Period - From 15/01/2019 to 14/01/2020 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	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.~~

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Property Type: House
Land Size: 765 sqm approx
Agent Comments

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

Comparable Properties

206 Howitt St BALLARAT NORTH 3350
(REI/VG)

Agent Comments

3 1 2

Price: \$446,000
Method: Private Sale
Date: 20/11/2019
Property Type: House
Land Size: 588 sqm approx



708 Norman St INVERMAY PARK 3350
(REI/VG)

Agent Comments

3 1 2

Price: \$440,000
Method: Private Sale
Date: 06/06/2019
Rooms: 4
Property Type: House
Land Size: 575 sqm approx



505 Landsborough St BALLARAT NORTH 3350 **Agent Comments**
(REI/VG)

3 1 -

Price: \$395,000
Method: Private Sale
Date: 20/02/2019
Property Type: House
Land Size: 659 sqm approx