

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 Including suburb or locality and postcode	520 Landsborough Street, Ballarat North Vic 3350
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$390,000	&	\$400,000
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Median sale price

Median price	\$395,000	House	X	Unit		Suburb or locality	Ballarat North
Period - From	01/04/2018	to	31/03/2019	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 eighteen 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	507 Landsborough St BALLARAT NORTH 3350	\$395,500	17/10/2018
2	505 Landsborough St BALLARAT NORTH 3350	\$395,000	20/02/2019
3	328 Landsborough St BALLARAT NORTH 3350	\$395,000	07/02/2019

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 eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 604 sqm approx

Agent Comments

Comparable Properties



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



Price: \$395,500

Method: Private Sale

Date: 17/10/2018

Rooms: 5

Property Type: House

Land Size: 650 sqm approx



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



Price: \$395,000

Method: Private Sale

Date: 20/02/2019

Rooms: -

Property Type: House

Land Size: 659 sqm approx



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



Price: \$395,000

Method: Private Sale

Date: 07/02/2019

Rooms: -

Property Type: House

Land Size: 714 sqm approx