

# 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

9 Fernbanks Court, Ballarat North 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$595,000 & \$625,000

### Median sale price

Median price

\$395,000

Property type

House

Suburb

Ballarat North

Period - From

01/11/18

to

31/10/2019

Source

Corelogic

### 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
14 Marrod Close, Ballarat North 3350	\$655,000	18/04/2019
3 Walker Street, Black Hill 3350	\$660,000	12/07/2019
1125 Lydiard Street North, Ballarat North 3350	\$650,000	26/04/2019

**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: 02/12/2019