### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	7 Clianthus Court, 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 \$595,000 & \$625,000	Range between	\$595,000	&	\$625,000
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#### Median sale price

Median price	\$395,000	Pro	perty Type	House		Suburb	Ballarat North
Period - From	01/10/2018	to	30/09/2019		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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	8 View Point Dr BALLARAT NORTH 3350	\$630,000	10/07/2018
2	15 Botanic Dr BALLARAT NORTH 3350	\$623,000	19/07/2018
3	7 Woodside Ct BALLARAT NORTH 3350	\$580,000	25/01/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	03/12/2019 17:10





Matthew Wiltshire 5329 2500 0487000873 mattwiltshire@ielliscraig.com.au

Indicative Selling Price \$595,000 - \$625,000 Median House Price Year ending September 2019: \$395,000



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**Property Type:** House (Res) **Land Size:** 681 sqm approx

Agent Comments

Sitting high in Ballarat North (the views from the kitchen, living & deck are simply breathtaking), this striking home offers space and privacy for all of the family. If there is a room you have dreamed of having, this home is sure to have it! Huge master bedroom has ensuite, WIR & private balcony plus adjoining sitting room or study. Remaining three bedrooms are also generous in size with BIR's. Lovely open plan dining/living area offers a wall of glass with outstanding views across to the lake & over Ballarat, & adjoins the blackwood timber kitchen.

# Comparable Properties



8 View Point Dr BALLARAT NORTH 3350 (REI/VG)

Price: \$630,000 Method: Private Sale Date: 10/07/2018 Rooms: 6

Property Type: House Land Size: 1529 sqm approx **Agent Comments** 



15 Botanic Dr BALLARAT NORTH 3350

(REI/VG)

■ 4 💺

Price: \$623,000 Method: Private Sale Date: 19/07/2018 Rooms: 6

Property Type: House Land Size: 1550 sgm approx Agent Comments

**Agent Comments** 



7 Woodside Ct BALLARAT NORTH 3350

(REI/VG)

**1** 4

3

**6** 

**Price:** \$580,000 **Method:** Private Sale **Date:** 25/01/2019

Rooms: 8

Property Type: House Land Size: 1131 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.