

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

7 Cliathus Court, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$595,000

&

\$625,000

Median sale price

Median price

\$395,000

Property 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	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 comparable properties 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

**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)

Agent Comments

**Price:** \$630,000**Method:** Private Sale**Date:** 10/07/2018**Rooms:** 6**Property Type:** House**Land Size:** 1529 sqm approx
15 Botanic Dr BALLARAT NORTH 3350
 (REI/VG)

Agent Comments

**Price:** \$623,000**Method:** Private Sale**Date:** 19/07/2018**Rooms:** 6**Property Type:** House**Land Size:** 1550 sqm approx
7 Woodside Ct BALLARAT NORTH 3350
 (REI/VG)

Agent Comments

**Price:** \$580,000**Method:** Private Sale**Date:** 25/01/2019**Rooms:** 8**Property Type:** House**Land Size:** 1131 sqm approx