

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

108-110 Moola Street, Ballarat North, VIC 3350

### Indicative selling price

Single Price or Range between

\$665,000 - \$695,000












For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median Price <b>\$395,000</b>	Property Type <b>House</b>	Suburb <b>BALLARAT NORTH</b>
Period From <b>22/05/2018</b>	Period To <b>22/11/2019</b>	Source <b>Core Logic</b>

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	<b>322 NICHOLSON STREET BLACK HILL</b>  Price \$690,000 Date of Sale 12/11/2019 Land 801 sqm	4  2  2 
	<b>3 WALKER STREET BLACK HILL</b>  Price \$660,000 Date of Sale 12/07/2019 Land 2102 sqm	5  2  5 
	<b>32 WARANGA STREET NERRINA</b>  Price \$730,000 Date of Sale 01/02/2019 Land 1369 sqm	4  2  2 