

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 and
postcode

5/1112 Ligar Street Ballarat North VIC 3350

Indicative selling price

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

Single Price

\$290,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$252,000

Property type

Unit

Suburb

Ballarat North

Period-from

01 Oct 2018

to

30 Sep 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
2/1104 Doveton Street North Ballarat North VIC 3350	\$329,000	25-Sep-19
619 Norman Street Ballarat North VIC 3350	\$300,000	18-Oct-18
1/6 Walsh Avenue Ballarat North VIC 3350	\$297,500	23-Nov-18

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: 07 October 2019

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**2/1104 Doveton Street North
Ballarat North VIC 3350**

2 1 1

 Sold Price ^{RS} **\$329,000** Sold Date **25-Sep-19**

 Distance **0.48km**

**619 Norman Street Ballarat North
VIC 3350**

2 1 1

 Sold Price **\$300,000** Sold Date **18-Oct-18**

 Distance **0.48km**

**1/6 Walsh Avenue Ballarat North
VIC 3350**

2 1 -

 Sold Price **\$297,500** Sold Date **23-Nov-18**

 Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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