

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

905 Sherrard Street, Ballarat North Vic 3350

Indicative selling price

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

Range between \$410,000 & \$430,000

Median sale price

Median price \$435,000 Property Type House Suburb Ballarat North

Period - From 01/10/2019 to 30/09/2020 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	11 Hunt St BALLARAT EAST 3350	\$490,000	26/02/2020
2	6 Wood St SOLDIERS HILL 3350	\$440,000	27/07/2019
3	1104a Armstrong St.N BALLARAT NORTH 3350	\$420,000	22/08/2019

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:

08/12/2020 09:33



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Property Type: House
Land Size: 666 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$430,000
Median House Price
Year ending September 2020: \$435,000

Comparable Properties



11 Hunt St BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$490,000
Method: Private Sale
Date: 26/02/2020
Property Type: House (Res)
Land Size: 367 sqm approx



6 Wood St SOLDIERS HILL 3350 (REI)

Agent Comments

3 1 2

Price: \$440,000
Method: Private Sale
Date: 27/07/2019
Property Type: House (Res)
Land Size: 377 sqm approx



1104a Armstrong St.N BALLARAT NORTH 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$420,000
Method: Private Sale
Date: 22/08/2019
Property Type: House
Land Size: 345 sqm approx