

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/8 Midlands Drive, Ballarat North Vic 3350

### Indicative selling price

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

Single price

\$385,000

### Median sale price

Median price

\$345,000

Property Type

Unit

Suburb

Ballarat North

Period - From

27/10/2020

to

26/10/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	2/205 Ripon St.S BALLARAT CENTRAL 3350	\$390,000	03/08/2021
2	2/513 Windermere St REDAN 3350	\$376,000	09/07/2021
3	3/326 Walker St BALLARAT NORTH 3350	\$350,000	15/07/2021

OR

- ~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/10/2021 10:14



2   1   0

**Property Type:** Unit  
**Land Size:** 271 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$385,000

**Median Unit Price**  
27/10/2020 - 26/10/2021: \$345,000

## Comparable Properties



**2/205 Ripon St.S BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**

2   1   1

**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 03/08/2021  
**Property Type:** Unit  
**Land Size:** 204 sqm approx



**2/513 Windermere St REDAN 3350 (VG)**

**Agent Comments**

2   -   -

**Price:** \$376,000  
**Method:** Sale  
**Date:** 09/07/2021  
**Property Type:** Flat/Unit/Apartment (Res)



**3/326 Walker St BALLARAT NORTH 3350 (VG)**

**Agent Comments**

2   -   -

**Price:** \$350,000  
**Method:** Sale  
**Date:** 15/07/2021  
**Property Type:** Flat/Unit/Apartment (Res)