

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

6/914 Ligar Street, Ballarat North 3350

Indicative selling price

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

Single price \$220,000

or range between \$*

&

\$

Median sale price

Median price \$335,000

*House

*Unit X

Suburb
or locality Ballarat North

Period - From 13/11/2016

to 13/11/2017

Source CoreLogic

Comparable property sales

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
2/905 Lydiard Street North, Ballarat North 3350	\$221,000	13/09/2017
1/25 Paling Street, Ballarat North 3350	\$218,000	27/04/2016
4/321 Walker Street, Ballarat North 3350	\$240,000	29/07/2016