

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

1110 DOVETON STREET N, BALLARAT NORTH, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1110 DOVETON STREET N, BALLARAT**

3 1 1

Indicative Selling Price

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

Price Range: **\$300,000 to \$330,000**

## MEDIAN SALE PRICE



**BALLARAT NORTH, VIC, 3350**

Suburb Median Sale Price (House)

**\$335,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1026 LYDIARD ST, BALLARAT NORTH, VIC**

3 1 1

Sale Price

**\$305,000**

Sale Date: 22/11/2016

Distance from Property: 269m



**1128 LIGAR ST, BALLARAT NORTH, VIC 3350**

3 1 2

Sale Price

**\$305,000**

Sale Date: 17/02/2017

Distance from Property: 505m



**21 PALING ST, BALLARAT NORTH, VIC 3350**

3 1 1

Sale Price

**\$325,000**

Sale Date: 14/11/2016

Distance from Property: 307m



This report has been compiled on 13/03/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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1202 HAVELOCK ST, BALLARAT NORTH, VIC



Sale Price

**\$319,999**

Sale Date: 24/08/2017

Distance from Property: 752m



## 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 and  
postcode

1110 DOVETON STREET N, 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)

Price Range: \$300,000 to \$330,000

### Median sale price

Median price

\$335,000

House

Unit

Suburb

BALLARAT NORTH

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### Comparable property sales

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
1026 LYDIARD ST, BALLARAT NORTH, VIC 3350	\$305,000	22/11/2016
1128 LIGAR ST, BALLARAT NORTH, VIC 3350	\$305,000	17/02/2017
21 PALING ST, BALLARAT NORTH, VIC 3350	\$325,000	14/11/2016
1202 HAVELOCK ST, BALLARAT NORTH, VIC 3350	\$319,999	24/08/2017