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







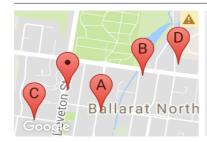
Indicative Selling Price

For the meaning of this price see 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







Sale Price

\$305,000

Sale Date: 22/11/2016

Distance from Property: 269m





1128 LIGAR ST, BALLARAT NORTH, VIC 3350









Sale Price

\$305,000

Sale Date: 17/02/2017

Distance from Property: 505m





21 PALING ST, BALLARAT NORTH, VIC 3350







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





1202 HAVELOCK ST, BALLARAT NORTH, VIC 🚊 3 😓 1 😓 1







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

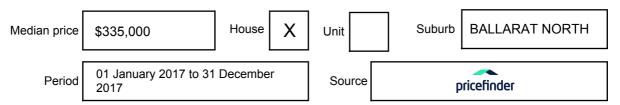
Address Including suburb and postcode	1110 DOVETON STREET N, BALLARAT NORTH, VIC 3350
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Indicative selling price

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

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

Median sale price



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