

WE DELIVER RESULTS

STATEMENT OF INFORMATION

21 KINNANE COURT, BALLARAT NORTH, VIC 3350

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



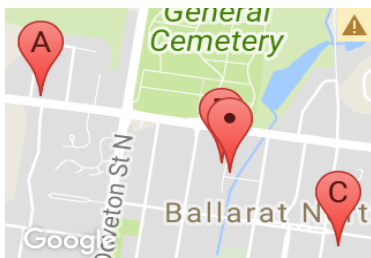
21 KINNANE COURT, BALLARAT NORTH, 3 1 2

Indicative Selling Price

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

Price Range: **\$340,000 to \$360,000**

MEDIAN SALE PRICE



BALLARAT NORTH, VIC, 3350

Suburb Median Sale Price (House)

\$322,000

01 January 2017 to 31 December 2017

Provided by:

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.



726 NORMAN ST, INVERMAY PARK, VIC 3350 4 2 5

Sale Price

\$390,000

Sale Date: 23/08/2017

Distance from Property: 678m



13 KINNANE CRT, BALLARAT NORTH, VIC 3 1 2

Sale Price

\$355,000

Sale Date: 24/04/2017

Distance from Property: 42m



333 LANDSBOROUGH ST, BALLARAT NORTH, 3 1 2

Sale Price

\$357,000

Sale Date: 18/05/2017

Distance from Property: 444m



This report has been compiled on 05/02/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

21 KINNANE COURT, BALLARAT NORTH, VIC 3350

Indicative selling price

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

Price Range: \$340,000 to \$360,000

Median sale price

Median price

\$322,000

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
726 NORMAN ST, INVERMAY PARK, VIC 3350	\$390,000	23/08/2017
13 KINNANE CRT, BALLARAT NORTH, VIC 3350	\$355,000	24/04/2017
333 LANDSBOROUGH ST, BALLARAT NORTH, VIC 3350	\$357,000	18/05/2017