

WE DELIVER RESULTS

STATEMENT OF INFORMATION

19 BOTANIC DRIVE, BALLARAT NORTH, VIC 3350

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 BOTANIC DRIVE, BALLARAT NORTH,

4 3 2

Indicative Selling Price

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

Price Range: \$849,000 to \$879,000

MEDIAN SALE PRICE



BALLARAT NORTH, VIC, 3350

Suburb Median Sale Price (House)

\$338,500

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.



15 PINWOOD DR, BALLARAT NORTH, VIC

4 3 3

Sale Price

***\$865,000**

Sale Date: 12/12/2017

Distance from Property: 179m



157 BOGONG AVE, INVERMAY PARK, VIC 3350

4 - -

Sale Price

\$860,000

Sale Date: 11/07/2017

Distance from Property: 2km



609 ARMSTRONG ST, SOLDIERS HILL, VIC 3350

4 2 3

Sale Price

\$870,000

Sale Date: 20/04/2017

Distance from Property: 1.9km



This report has been compiled on 26/02/2018 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

19 BOTANIC DRIVE, BALLARAT NORTH, VIC 3350

Indicative selling price

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

Price Range: \$849,000 to \$879,000

Median sale price

Median price

\$338,500

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
15 PINWOOD DR, BALLARAT NORTH, VIC 3350	*\$865,000	12/12/2017
157 BOGONG AVE, INVERMAY PARK, VIC 3350	\$860,000	11/07/2017
609 ARMSTRONG ST, SOLDIERS HILL, VIC 3350	\$870,000	20/04/2017