

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

| |
|---|
| 903 Armstrong Street North, Ballarat North Vic 3350 |
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Indicative selling price

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

Single price \$* or range between \$450,000 & \$475,000

Median sale price

Median price \$364,500 *House *Unit Suburb or locality Ballarat North
Period - From \$485,000 to \$505,000 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 |
|---|-----------|--------------|
| 322 Landsborough Street, Ballarat North Vic | \$500,000 | 07/02/18 |
| 9 Lavinia Drive, Ballarat North Vic | \$488,000 | 11/04/18 |
| 404 Landsborough Street, Ballarat North Vic | \$540,000 | 19/04/18 |