

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

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
1	21 Midlands Dr BALLARAT NORTH 3350	\$435,500	15/10/2020
2	520 Landsborough St BALLARAT NORTH 3350	\$435,000	10/11/2020
3	1122 Lydiard St.N BALLARAT NORTH 3350	\$421,000	29/06/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

9 Midlands Drive, Ballarat North Vic 3350



Property Type: House (Previously Occupied - Detached)
Land Size: 876 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$435,000
Median House Price
December quarter 2020: \$480,000

Comparable Properties



21 Midlands Dr BALLARAT NORTH 3350
(REI/VG)

Agent Comments



Price: \$435,500
Method: Private Sale
Date: 15/10/2020
Property Type: House (Res)
Land Size: 667 sqm approx



520 Landsborough St BALLARAT NORTH 3350
(REI/VG) **Agent Comments**



Price: \$435,000
Method: Private Sale
Date: 10/11/2020
Property Type: House
Land Size: 604 sqm approx



1122 Lydiard St.N BALLARAT NORTH 3350
(REI/VG) **Agent Comments**



Price: \$421,000
Method: Private Sale
Date: 29/06/2020
Rooms: 4
Property Type: House (Res)
Land Size: 768 sqm approx

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