

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 916 Lydiard Street North, Ballarat North Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$870,000 & \$920,000

Median sale price

Median price \$540,000 Property Type House Suburb Ballarat North

Period - From 21/08/2023 to 20/08/2024 Source REIV

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	110 Norman St BALLARAT NORTH 3350	\$820,000	27/03/2024
2	17 Sweeney St BLACK HILL 3350	\$925,000	30/10/2023
3	114 Sim St BLACK HILL 3350	\$900,000	04/08/2023

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: 21/08/2024 18:11



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Property Type: House
Land Size: 1138 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$920,000
Median House Price
21/08/2023 - 20/08/2024: \$540,000

Comparable Properties



110 Norman St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

4 3 3

Price: \$820,000
Method: Private Sale
Date: 27/03/2024
Property Type: House (Res)
Land Size: 1115 sqm approx



17 Sweeney St BLACK HILL 3350 (REI/VG)

Agent Comments

4 1 2

Price: \$925,000
Method: Private Sale
Date: 30/10/2023
Property Type: House
Land Size: 1012 sqm approx



114 Sim St BLACK HILL 3350 (REI/VG)

Agent Comments

4 3 4

Price: \$900,000
Method: Private Sale
Date: 04/08/2023
Property Type: House
Land Size: 989 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300