

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

1010 Lydiard Street North, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$475,000

&

\$515,000

Median sale price

Median price

\$495,000

Property Type

House

Suburb

Ballarat North

Period - From

01/04/2024

to

30/06/2024

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	206 Howitt St BALLARAT NORTH 3350	\$538,000	29/11/2023
2	909 Armstrong St.N BALLARAT NORTH 3350	\$490,000	27/09/2023
3	1115 Lydiard St.N BALLARAT NORTH 3350	\$490,000	15/09/2023

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:

10/09/2024 20:36



3 1 2

Property Type: House
Land Size: 630 sqm approx
Agent Comments

Indicative Selling Price
\$475,000 - \$515,000
Median House Price
June quarter 2024: \$495,000

Comparable Properties



206 Howitt St BALLARAT NORTH 3350
(REI/VG)

Agent Comments

3 1 2

Price: \$538,000
Method: Private Sale
Date: 29/11/2023
Property Type: House
Land Size: 588 sqm approx



909 Armstrong St.N BALLARAT NORTH 3350
(REI/VG)

Agent Comments

3 1 4

Price: \$490,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 612 sqm approx

1115 Lydiard St.N BALLARAT NORTH 3350
(VG)

Agent Comments

3 - -

Price: \$490,000
Method: Sale
Date: 15/09/2023
Property Type: House (Res)
Land Size: 860 sqm approx

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