

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/910 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](http://consumer.vic.gov.au/underquoting)

Range between 

\$330,000
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 & 

\$350,000
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### Median sale price

Median price 

\$417,500
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 Property Type 

House
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 Suburb 

Ballarat North
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Period - From 

23/03/2019
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 to 

22/03/2020
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 Source 

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	1121 Armstrong St.N BALLARAT NORTH 3350	\$390,000	14/11/2019
2	410 Landsborough St BALLARAT NORTH 3350	\$360,000	26/02/2020
3	1126 Lydiard St.N BALLARAT NORTH 3350	\$345,000	01/11/2019

**OR**

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

This Statement of Information was prepared on: 

23/03/2020 14:17
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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$330,000 - \$350,000

**Median House Price**  
23/03/2019 - 22/03/2020: \$417,500

## Comparable Properties



**1121 Armstrong St. N BALLARAT NORTH 3350** Agent Comments  
(REI/VG)



**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 14/11/2019  
**Property Type:** House  
**Land Size:** 321 sqm approx



**410 Landsborough St BALLARAT NORTH 3350** Agent Comments  
(REI)



**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 26/02/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 326 sqm approx



**1126 Lydiard St. N BALLARAT NORTH 3350** Agent Comments  
(REI/VG)



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 01/11/2019  
**Property Type:** House  
**Land Size:** 341 sqm approx