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	13 View Point Drive, Ballarat North Vic 3350

Indicative selling price

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

Range between $935,000 & $985,000

Median sale price

Median price $525,000 Property Type House Suburb Ballarat North

Period - From 01/01/2024 to 31/12/2024 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	1103 Lydiard St.N BALLARAT NORTH 3350	$940,000	21/12/2024
2	226 Forest St WENDOUREE 3355	$1,025,000	26/09/2024
3	33 HEIGHTS Cr BALLARAT NORTH 3350	$940,000	28/02/2024

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: 31/01/2025 14:38

13 View Point Drive, Ballarat North Vic 3350



4 2 6

Property Type: Residential House
Land Size: 1866 sqm approx

Agent Comments

Indicative Selling Price
$935,000 - $985,000
Median House Price
Year ending December 2024: $525,000

Comparable Properties



1103 Lydiard St.N BALLARAT NORTH 3350 (REI)

4 2 2

Price: $940,000
Method: Private Sale
Date: 21/12/2024
Property Type: House
Land Size: 1073 sqm approx

Agent Comments



226 Forest St WENDOUREE 3355 (REI)

4 2 -

Price: $1,025,000
Method: Private Sale
Date: 26/09/2024
Property Type: House
Land Size: 1200 sqm approx

Agent Comments



33 HEIGHTS Cr BALLARAT NORTH 3350 (REI/VG)

5 2 2

Price: $940,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 956 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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