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	1/914 Havelock Street, Ballarat North Vic 3350

Indicative selling price

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

Range between $415,000 & $445,000

Median sale price

Median price $400,000 Property Type Unit Suburb Ballarat North

Period - From 01/04/2021 to 31/03/2022 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	3/208 Landsborough St BALLARAT NORTH 3350	$442,000	02/03/2022
2	4/914 Havelock St BALLARAT NORTH 3350	$420,000	14/02/2022
3	6/910 Lydiard St.N BALLARAT NORTH 3350	$400,000	30/03/2022

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: 11/05/2022 15:44

1/914 Havelock Street, Ballarat North Vic 3350



2 1 1

Rooms: 3
Property Type: House (Res)
Land Size: 321 sqm approx

Agent Comments

Indicative Selling Price
$415,000 - $445,000
Median Unit Price
Year ending March 2022: $400,000

Comparable Properties



3/208 Landsborough St BALLARAT NORTH 3350 (VG)

3 - -

Price: $442,000
Method: Sale
Date: 02/03/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4/914 Havelock St BALLARAT NORTH 3350 (REI)

2 1 1

Price: $420,000
Method: Private Sale
Date: 14/02/2022
Property Type: Townhouse (Single)

Agent Comments



6/910 Lydiard St.N BALLARAT NORTH 3350 (REI)

2 1 -

Price: $400,000
Method: Private Sale
Date: 30/03/2022
Property Type: Townhouse (Single)

Agent Comments

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

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