

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

5 Gordonia Court, Ballarat North Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$375,000 & \$400,000

### Median sale price

Median price \$345,000 \*House ☒ \*Unit ☐ Suburb or locality Ballarat North

Period - From 01/01/2018 to 31/03/2018 Source REIV

### Comparable property sales

**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
302 Walker Street, Ballarat North 3350	\$350,000	14/02/2018
1132 Havelock Street, Ballarat North 3350	\$350,000	30/08/2017
1116 Havelock Street, Ballarat North 3350	\$330,000	09/03/2018