

# 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

15 Paling Street, 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

\$399,999

&

\$430,000

### Median sale price

Median price

\$381,000

\*House

X

\*Unit

Suburb  
or locality

Ballarat North

Period - From

01/04/2018

to

30/06/2018

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
33 Scenic Crescent, Ballarat North 3350	\$440,000	22/08/2018
22 Paling Street, Ballarat North 3350	\$440,000	24/06/2018
1104 Havelock Street, Ballarat North 3350	\$404,000	05/09/2018