

STATEMENT OF INFORMATION

130 MOOLA STREET, BALLARAT NORTH, VIC 3350

PREPARED BY SHANE BRENNAN, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



130 MOOLA STREET, BALLARAT NORTH,  3  1  2

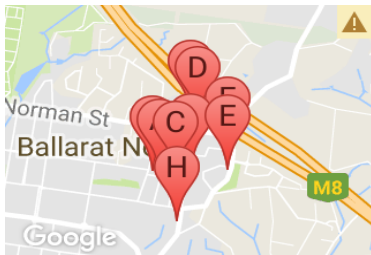
Indicative Selling Price

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

Price Range: **330,000 to 350,000**

Provided by: Shane Brennan, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



BALLARAT NORTH, VIC, 3350

Suburb Median Sale Price (House)

\$326,000

01 July 2016 to 30 June 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



16 ROBERT DR, BALLARAT NORTH, VIC 3350  3  1  2

Sale Price

\$300,000

Sale Date: 10/01/2017

Distance from Property: 209m



204 SIMPSON ST, BALLARAT NORTH, VIC 3350  3  1  2

Sale Price

\$373,000

Sale Date: 17/11/2016

Distance from Property: 255m



4 ROBERT DR, BALLARAT NORTH, VIC 3350  3  2  2

Sale Price

\$380,000

Sale Date: 14/11/2016

Distance from Property: 116m



This report has been compiled on 15/08/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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13 LOREN CL, BALLARAT NORTH, VIC 3350

 3  1  4

Sale Price

\$339,111

Sale Date: 04/08/2016

Distance from Property: 340m



121 DOODTS RD, BALLARAT NORTH, VIC 3350

 3  1  2

Sale Price

\$280,000

Sale Date: 13/07/2016

Distance from Property: 238m



1 TEAL AVE, BALLARAT NORTH, VIC 3350

 3  2  3

Sale Price

\$377,000

Sale Date: 02/06/2016

Distance from Property: 265m



10 LOREN CL, BALLARAT NORTH, VIC 3350

 3  2  1

Sale Price

\$285,000

Sale Date: 11/04/2016

Distance from Property: 386m



9 MOOLA ST, BLACK HILL, VIC 3350

 4  2  2

Sale Price

\$416,500

Sale Date: 09/12/2016

Distance from Property: 388m



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 and
postcode

130 MOOLA STREET, BALLARAT NORTH, VIC 3350

Indicative selling price

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

Price Range: 330,000 to 350,000

Median sale price

Median price \$326,000

House

Unit

Suburb

BALLARAT NORTH

Period 01 July 2016 to 30 June 2017

Source

 pricefinder

Comparable property sales

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
16 ROBERT DR, BALLARAT NORTH, VIC 3350	\$300,000	10/01/2017
204 SIMPSON ST, BALLARAT NORTH, VIC 3350	\$373,000	17/11/2016
4 ROBERT DR, BALLARAT NORTH, VIC 3350	\$380,000	14/11/2016
13 LOREN CL, BALLARAT NORTH, VIC 3350	\$339,111	04/08/2016

121 DOODTS RD, BALLARAT NORTH, VIC 3350	\$280,000	13/07/2016
1 TEAL AVE, BALLARAT NORTH, VIC 3350	\$377,000	02/06/2016
10 LOREN CL, BALLARAT NORTH, VIC 3350	\$285,000	11/04/2016
9 MOOLA ST, BLACK HILL, VIC 3350	\$416,500	09/12/2016