

# 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

110 Walker 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 \$650,000

### Median sale price

Median price \$650,000

Property Type House

Suburb Ballarat North

Period - From 01/04/2022

to 30/06/2022

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	11 Teal Av BALLARAT NORTH 3350	\$670,000	25/01/2022
2	1 Robert Dr BALLARAT NORTH 3350	\$665,000	26/05/2022
3	407 Walker St BALLARAT NORTH 3350	\$615,000	12/11/2021

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:

06/09/2022 13:35



3 1 2

**Property Type:** House  
**Land Size:** 921 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000

**Median House Price**  
June quarter 2022: \$650,000

## Comparable Properties



**11 Teal Av BALLARAT NORTH 3350 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 25/01/2022  
**Property Type:** House  
**Land Size:** 960 sqm approx



**1 Robert Dr BALLARAT NORTH 3350 (REI)**

**Agent Comments**

3 1 2

**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 26/05/2022  
**Property Type:** House (Res)  
**Land Size:** 713 sqm approx



**407 Walker St BALLARAT NORTH 3350 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 12/11/2021  
**Property Type:** House  
**Land Size:** 580 sqm approx