

# 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

5/315 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) (\*Delete single price or range as applicable)

Single price 

--

 or range between 

\$445,000
-----------

 & 

\$480,000
-----------

### Median sale price

Median price 

\$340,000
-----------

 Property type 

Unit
------

 Suburb 

Ballarat North
----------------

Period - From 

01-12-2020
------------

 to 

30-11-2021
------------

 Source 

Corelogic
-----------

### 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
7A Paling Street Ballarat North VIC 3350	\$425,000	21-02-2021
2/1106 Doveton Street North Ballarat North VIC 3350	\$487,000	12-10-2021
4/1124 Doveton Street North Ballarat North VIC 3350	\$467,000	28-02-2021

This Statement of Information was prepared on: 

11-12-2021
------------