

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	4/319 Walker Street, Ballarat North Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$250,000	&	\$260,000
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Median sale price

Median price	\$237,500	Hou	Ise	Unit	х	Suburb or locality	Ballarat North
Period - From	01/01/2017	to	31/12/2017		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1/611 Peel St.N BLACK HILL 3350	\$245,000	25/11/2016
2	5/1 Hillside Dr BALLARAT NORTH 3350	\$240,000	25/09/2017
3	3/1112 Ligar St BALLARAT NORTH 3350	\$235,000	05/03/2017

OR

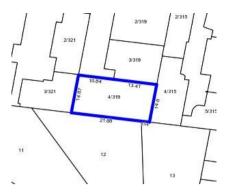
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.





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Rooms: 3 Property Type: Unit

Land Size: 354 sqm approx

Agent Comments

Indicative Selling Price \$250,000 - \$260,000 **Median Unit Price**

Year ending December 2017: \$237,500

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



1/611 Peel St.N BLACK HILL 3350 (REI)

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Price: \$245,000 Method: Private Sale Date: 25/11/2016

Rooms: 3

Property Type: Townhouse (Single)

Agent Comments



5/1 Hillside Dr BALLARAT NORTH 3350 (REI)

-2

Price: \$240,000 Method: Private Sale Date: 25/09/2017

Rooms: -

Property Type: Unit

Agent Comments



3/1112 Ligar St BALLARAT NORTH 3350 (REI) Agent Comments

-2

Price: \$235,000 Method: Private Sale Date: 05/03/2017 Rooms: 3

Property Type: Unit

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