

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

13 Walsh Avenue Ballarat North VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$495,000 & \$520,000

Median sale price

Median price \$550,000 Property type House Suburb Ballarat North

Period - From 01-11-2020 to 31-10-2021 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
12 Walsh Avenue Ballarat North VIC 3350	\$498,000	22-06-2021
1115 Armstrong Street North Ballarat North VIC 3350	\$537,500	27-03-2021
1117 Armstrong Street North Ballarat North VIC 3350	\$495,000	21-06-2021

This Statement of Information was prepared on: 29-10-2021