

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

**328 Walker Street, Ballarat North, VIC 3350**

### Indicative selling price

**\$ 365,000 - \$385,000**

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
**\$ 381,000**

**House**

\*Delete house or unit as applicable

Suburb  
**BALLARAT NORTH**

Period  
**15/09/2018 - 14/03/2019**

Source  
**Price Finder**

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**1101 ARMSTRONG STREET  
BALLARAT NORTH**

3 1 1

Agents Advice - Sale \*\$386,500  
Date Sold 08/11/2018  
Land 669 sqm



**501 WALKER STREET  
BALLARAT NORTH**

4 1 2

Agents Advice - Sale \*\$360,000  
Date Sold 22/02/2019  
Land 621 sqm



**1107 ARMSTRONG STREET  
BALLARAT NORTH**

4 1 1

Normal Sale \$375,000  
Date Sold 04/02/2019  
Land 634 sqm