

STATEMENT OF INFORMATION

2/610 WALKER STREET, BALLARAT NORTH, VIC 3350

PREPARED BY SHANE BRENNAN, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/610 WALKER STREET, BALLARAT

 2  1  2

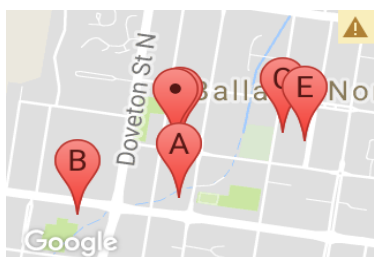
Indicative Selling Price

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

Single Price: 239,000

Provided by: Shane Brennan, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



BALLARAT NORTH, VIC, 3350

Suburb Median Sale Price (Unit)

\$235,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



2/905 LYDIARD ST, BALLARAT NORTH, VIC

 2  1  2

Sale Price

***\$221,000**

Sale Date: 13/09/2017

Distance from Property: 196m



23 WALSH AVE, BALLARAT NORTH, VIC 3350

 2  1  3

Sale Price

***\$225,000**

Sale Date: 16/06/2017

Distance from Property: 330m



23 WALSH AVE, BALLARAT NORTH, VIC 3350

 2  1  3

Sale Price

***\$225,000**

Sale Date: 03/06/2017

Distance from Property: 330m

This report has been compiled on 28/09/2017 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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513 HOWITT ST, SOLDIERS HILL, VIC 3350

 2  1  1

Sale Price

\$220,000

Sale Date: 10/05/2017

Distance from Property: 413m



1008 LIGAR ST, BALLARAT NORTH, VIC 3350

 2  1  2

Sale Price

\$235,000

Sale Date: 24/04/2017

Distance from Property: 352m



1/608 WALKER ST, BALLARAT NORTH, VIC

 2  1  1

Sale Price

\$210,000

Sale Date: 11/04/2017

Distance from Property: 14m



5 HURLEY ST, BALLARAT NORTH, VIC 3350

 2  1  2

Sale Price

\$222,000

Sale Date: 26/11/2016

Distance from Property: 421m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/610 WALKER STREET, BALLARAT NORTH, VIC 3350

Indicative selling price

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

Single Price:

239,000

Median sale price

Median price

\$235,000

House

Unit

X


Suburb

BALLARAT NORTH

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
2/905 LYDIARD ST, BALLARAT NORTH, VIC 3350	*\$221,000	13/09/2017
23 WALSH AVE, BALLARAT NORTH, VIC 3350	*\$225,000	16/06/2017
23 WALSH AVE, BALLARAT NORTH, VIC 3350	*\$225,000	03/06/2017
513 HOWITT ST, SOLDIERS HILL, VIC 3350	\$220,000	10/05/2017

1008 LIGAR ST, BALLARAT NORTH, VIC 3350	\$235,000	24/04/2017
1/608 WALKER ST, BALLARAT NORTH, VIC 3350	\$210,000	11/04/2017
5 HURLEY ST, BALLARAT NORTH, VIC 3350	\$222,000	26/11/2016