

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

604 Walker Street, Ballarat North Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$395,000

House

X

Unit

Suburb or locality

Ballarat North

Period - From

01/04/2018

to

31/03/2019

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.

	Address of comparable property	Price	Date of sale
1	205 Crompton St SOLDIERS HILL 3350	\$359,000	03/08/2018
2	10 Gordonia Ct BALLARAT NORTH 3350	\$355,000	22/05/2019
3	920 Armstrong St.N BALLARAT NORTH 3350	\$340,000	11/04/2018

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.



Rooms:

Property Type: House (Res)

Land Size: 400 sqm approx

Agent Comments

Comparable Properties



205 Crompton St SOLDIERS HILL 3350
(REI/VG)

Agent Comments



Price: \$359,000

Method: Private Sale

Date: 03/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 526 sqm approx



10 Gordonia Ct BALLARAT NORTH 3350
(REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 22/05/2019

Rooms: 4

Property Type: House

Land Size: 539 sqm approx



920 Armstrong St.N BALLARAT NORTH 3350
(VG)

Agent Comments



Price: \$340,000

Method: Sale

Date: 11/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 495 sqm approx