



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 632 sqm

Agent Comments

Comparable Properties



5 Rumler Ct BALLARAT NORTH 3350 (REI/VG) **Agent Comments**



Price: \$385,000

Method: Private Sale

Date: 30/03/2017

Rooms: 5

Property Type: House (Res)

Land Size: 976 sqm



4 Robert Dr BALLARAT NORTH 3350 (REI/VG) **Agent Comments**



Price: \$380,000

Method: Private Sale

Date: 28/11/2016

Rooms: -

Property Type: House

Land Size: 593 sqm



1212 Havelock St BALLARAT NORTH 3350 (REI/VG) **Agent Comments**



Price: \$355,000

Method: Private Sale

Date: 12/08/2016

Rooms: 5

Property Type: House

Land Size: 680 sqm

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

112 Walker Street, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$365,000

&

\$379,000

Median sale price

Median price

\$328,500

House

X

Suburb or locality

Ballarat North

Period - From

01/04/2016

to

31/03/2017

Source

REIV

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
5 Rumler Ct BALLARAT NORTH 3350	\$385,000	30/03/2017
4 Robert Dr BALLARAT NORTH 3350	\$380,000	28/11/2016
1212 Havelock St BALLARAT NORTH 3350	\$355,000	12/08/2016