

## 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 and  
postcode

334 WALKER STREET BALLARAT NORTH VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$499,000

&

\$519,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$554,250

Property type

House

Suburb

Ballarat North

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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 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

8 KILLEEN AVENUE BLACK HILL VIC 3350	\$510,000	06-Jun-24
109 SIMPSON STREET BALLARAT NORTH VIC 3350	\$460,000	29-Apr-24
7 KINNANE COURT BALLARAT NORTH VIC 3350	\$529,000	14-Jun-24

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 18 months.~~

This Statement of Information was prepared on: 12 August 2024

# McGrath

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## 8 KILLEEN AVENUE BLACK HILL VIC 3350

3 1 3

Sold Price **\$510,000** Sold Date **06-Jun-24**

Distance **0.37km**



## 109 SIMPSON STREET BALLARAT NORTH VIC 3350

3 1 1

Sold Price **\$460,000** Sold Date **29-Apr-24**

Distance **0.63km**



## 7 KINNANE COURT BALLARAT NORTH VIC 3350

3 2 6

Sold Price <sup>RS</sup> **\$529,000** Sold Date **14-Jun-24**

Distance **0.49km**

RS = Recent sale      UN = Undisclosed Sale

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