

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

302 Walker Street, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$355,000

&

\$375,000

Median sale price

Median price

\$408,250

House

X

Unit

Suburb or locality

Ballarat North

Period - From

01/10/2017

to

31/12/2017

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	5 Rumler Ct BALLARAT NORTH 3350	\$385,000	30/03/2017
2	204 Simpson St BALLARAT NORTH 3350	\$373,000	18/11/2016
3	210 Walker St BALLARAT NORTH 3350	\$355,168	27/06/2017

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:
Agent Comments

Indicative Selling Price
\$355,000 - \$375,000
Median House Price
December quarter 2017: \$408,250

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 approx



204 Simpson St BALLARAT NORTH 3350 (REI/VG) **Agent Comments**



Price: \$373,000
Method: Private Sale
Date: 18/11/2016
Rooms: 4
Property Type: House
Land Size: 542 sqm approx



210 Walker St BALLARAT NORTH 3350 (REI/VG) **Agent Comments**



Price: \$355,168
Method: Private Sale
Date: 27/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 1130 sqm approx