

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 andpostcode

307 Walker Street, Ballarat North Vic 3350

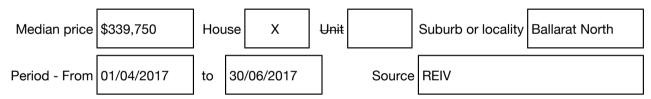
#### Indicative selling price

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

Range

\$285,000 - \$295,000

#### Median sale price



# 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	210 Walker St BALLARAT NORTH 3350	\$355,168	27/06/2017
2	29 Napier St BLACK HILL 3350	\$308,000	14/08/2017
3	17 Hurley St BALLARAT NORTH 3350	\$300,000	13/07/2017

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



307 Walker Street, Ballarat North Vic 3350







Rooms: Property Type: Unit Land Size: 378 sqm approx Agent Comments Indicative Selling Price \$285,000 - \$295,000 Median House Price June quarter 2017: \$339,750

# **Comparable Properties**



210 Walker St BALLARAT NORTH 3350 (REI/VG)



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



29 Napier St BLACK HILL 3350 (REI)



Price: \$308,000 Method: Private Sale Date: 14/08/2017 Rooms: -Property Type: House (Res) Agent Comments



17 Hurley St BALLARAT NORTH 3350 (REI/VG) Agent Comments



Price: \$300,000 Method: Private Sale Date: 13/07/2017 Rooms: -Property Type: House Land Size: 409 sqm approx

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