

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

7 Walsh Avenue, Ballarat North Vic 3350

Indicative selling price

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

Single price

\$239,000

Median sale price

Median price

\$339,750

House

X

Unit

Suburb or locality

Ballarat North

Period - From

01/04/2017

to

30/06/2017

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	1105 Doveton Street Nth BALLARAT NORTH 3350	\$265,000	17/03/2017
2	23a Walsh Av BALLARAT NORTH 3350	\$225,000	03/06/2017
3	26 Lilley St BALLARAT NORTH 3350	\$210,000	11/07/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 577 sqm approx

Agent Comments

Indicative Selling Price

\$239,000

Median House Price

June quarter 2017: \$339,750

Comparable Properties



1105 Doveton Street Nth BALLARAT NORTH 3350 (REI)

Agent Comments



Price: \$265,000

Method: Private Sale

Date: 17/03/2017

Rooms: -

Property Type: House

Land Size: 521 sqm approx



23a Walsh Av BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$225,000

Method: Private Sale

Date: 03/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 308 sqm approx



26 Lilley St BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$210,000

Method: Private Sale

Date: 11/07/2017

Rooms: -

Property Type: House

Land Size: 528 sqm approx