

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

20 Walsh Avenue, Ballarat North Vic 3350

Indicative selling price

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

Single price

\$*

or range between

\$430,000

&

\$470,000

Median sale price

Median price

\$347,250

*House

X

*Unit

Suburb
or locality

Ballarat North

Period - From

01/10/2016

to

30/09/2017

Source

REIV

Comparable property sales

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
436 Creswick Road, Ballarat Central	\$425,000	08/09/16
12 Chisholm Street, Soldiers Hill	\$521,000	07/12/16
106 Gregory Street, Soldiers Hill	\$472,000	09/10/17