

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

26/326 Walker Street, Ballarat North Vic 3350

Indicative selling price

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

Single price

\$309,500

Median sale price

Median price

\$390,000

Property Type

Unit

Suburb

Ballarat North

Period - From

28/10/2023

to

27/10/2024

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 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
1	3/512 Peel St.N BLACK HILL 3350	\$320,000	23/10/2024
2	1/714 La Trobe St REDAN 3350	\$325,000	08/10/2024
3	10/45 Otway St.S BALLARAT EAST 3350	\$300,000	19/08/2024

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:

28/10/2024 09:38

26/326 Walker Street, Ballarat North Vic 3350



Scott Petrie
03 53 334 322
0418 503 764
scott@trevorpetrie.com.au

Indicative Selling Price

\$309,500

Median Unit Price

28/10/2023 - 27/10/2024: \$390,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



3/512 Peel St.N BLACK HILL 3350 (REI)

Agent Comments

2 1 1

Price: \$320,000

Method: Private Sale

Date: 23/10/2024

Property Type: Unit

Land Size: 138 sqm approx



1/714 La Trobe St REDAN 3350 (REI)

Agent Comments

2 1 1

Price: \$325,000

Method: Private Sale

Date: 08/10/2024

Property Type: Unit



10/45 Otway St.S BALLARAT EAST 3350 (REI)

Agent Comments

2 1 1

Price: \$300,000

Method: Private Sale

Date: 19/08/2024

Property Type: Townhouse (Single)

Land Size: 283 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.