

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

4/319 Walker Street, Ballarat North Vic 3350

Indicative selling price

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

Range between

\$250,000

&

\$260,000

Median sale price

Median price

\$237,500

House

Unit

X

Suburb or locality

Ballarat North

Period - From

01/01/2017

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	1/611 Peel St.N BLACK HILL 3350	\$245,000	25/11/2016
2	5/1 Hillside Dr BALLARAT NORTH 3350	\$240,000	25/09/2017
3	3/1112 Ligar St BALLARAT NORTH 3350	\$235,000	05/03/2017

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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Rooms: 3
Property Type: Unit
Land Size: 354 sqm approx
Agent Comments

Indicative Selling Price
 \$250,000 - \$260,000
Median Unit Price
 Year ending December 2017: \$237,500

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



1/611 Peel St.N BLACK HILL 3350 (REI)

[Agent Comments](#)

2 1 1

Price: \$245,000
Method: Private Sale
Date: 25/11/2016
Rooms: 3
Property Type: Townhouse (Single)



5/1 Hillside Dr BALLARAT NORTH 3350 (REI)

[Agent Comments](#)

2 1 1

Price: \$240,000
Method: Private Sale
Date: 25/09/2017
Rooms: -
Property Type: Unit



3/1112 Ligar St BALLARAT NORTH 3350 (REI)

[Agent Comments](#)

2 1 1

Price: \$235,000
Method: Private Sale
Date: 05/03/2017
Rooms: 3
Property Type: Unit