

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

219 Walker Street, Ballarat North, VIC 3350

Indicative selling price

\$ 445,000 - \$465,000

Range between

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

Median sale price

Median price
\$ 391,000

House

*Delete house or unit as applicable

Suburb
BALLARAT NORTH

Period
19/10/2018 - 17/04/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**227 NORMAN STREET
BALLARAT NORTH**

3 2 2

Normal Sale \$460,000
Date Sold 29/11/2018
Land 630 sqm



**8 SCENIC CRESCENT
BALLARAT NORTH**

4 2 4

Normal Sale \$400,000
Date Sold 18/01/2019
Land 755 sqm



**4 HILLSIDE DRIVE
BALLARAT NORTH**

3 1 2

Normal Sale \$450,000
Date Sold 08/11/2018
Land 785 sqm