

# 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

204 Walker Street, Ballarat North Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$690,000

&

\$730,000

### Median sale price

Median price

\$572,500

Property Type

House

Suburb

Ballarat North

Period - From

01/04/2023

to

31/03/2024

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	20 Rice St BALLARAT EAST 3350	\$750,000	21/07/2023
2	225 Landsborough St BALLARAT NORTH 3350	\$730,000	20/12/2023
3	269 Humffray St.N BALLARAT EAST 3350	\$720,000	27/06/2024

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:

02/07/2024 15:05

204 Walker Street, Ballarat North Vic 3350



Leigh Hutchinson  
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**Indicative Selling Price**  
\$690,000 - \$730,000  
**Median House Price**  
Year ending March 2024: \$572,500



3   2   4

**Property Type:** House  
**Agent Comments**

## Comparable Properties



**20 Rice St BALLARAT EAST 3350 (REI/VG)**   **Agent Comments**

4   2   4

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 21/07/2023  
**Property Type:** House  
**Land Size:** 1898 sqm approx



**225 Landsborough St BALLARAT NORTH 3350 (VG)**   **Agent Comments**

3   -   -

**Price:** \$730,000  
**Method:** Sale  
**Date:** 20/12/2023  
**Property Type:** House (Res)  
**Land Size:** 2087 sqm approx



**269 Humffray St.N BALLARAT EAST 3350 (REI)**   **Agent Comments**

4   2   2

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 27/06/2024  
**Property Type:** House  
**Land Size:** 935 sqm approx

**Account - Doepel Lilley & Taylor Ballarat** | P: 03 5331 2000 | F: 03 5332 1559



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