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	302 Walker Street, Ballarat North Vic 3350

Indicative selling price

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

Range between $530,000 & $550,000

Median sale price

Median price $500,000 Property Type House Suburb Ballarat North

Period - From 02/04/2024 to 01/04/2025 Source Property Data

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	8 Walker St BALLARAT NORTH 3350	$550,000	19/02/2025
2	226 Walker St BALLARAT NORTH 3350	$530,000	14/01/2025
3	7 Kinnane Ct BALLARAT NORTH 3350	$529,000	14/06/2024

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: 02/04/2025 12:57

302 Walker Street, Ballarat North Vic 3350

Vicky Vermeend
03 5329 2500
0439 965 311
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3 2 2

Property Type: House
Land Size: 581 sqm approx

Agent Comments

Indicative Selling Price
$530,000 - $550,000
Median House Price
02/04/2024 - 01/04/2025: $500,000

Comparable Properties



8 Walker St BALLARAT NORTH 3350 (REI)

4 1 2

Price: $550,000
Method: Private Sale
Date: 19/02/2025
Property Type: House
Land Size: 759 sqm approx

Agent Comments



226 Walker St BALLARAT NORTH 3350 (REI/VG)

4 1 1

Price: $530,000
Method: Private Sale
Date: 14/01/2025
Property Type: House
Land Size: 1093 sqm approx

Agent Comments



7 Kinnane Ct BALLARAT NORTH 3350 (REI/VG)

3 2 6

Price: $529,000
Method: Private Sale
Date: 14/06/2024
Property Type: House
Land Size: 678 sqm approx

Agent Comments

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