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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

411 Norman Street Ballarat North VIC 3350

 3  1  2

## Indicative Selling Price

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

Range between \$335,000 & \$355,000

## Median Sale Price




\$360,000 Houses in Ballarat north between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 5 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.






**21 Kinnane Court Ballarat North VIC 3350** Sold Price **\$335,000** Sold Date **13-Mar-18**  
 3  1  2 Distance **0.27km**



**1240 Havelock Street Ballarat North VIC 3350** Sold Price **\$382,000** Sold Date **31-Mar-18**  
 3  1  2 Distance **0.49km**



**11 Aquila Court Ballarat North VIC 3350** Sold Price **\$280,000** Sold Date **04-Jun-18**  
 3  1  2 Distance **0.66km**

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