

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

603 Norman Street, Ballarat North Vic 3350

Indicative selling price

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

Range between \$375,000 & \$385,000

Median sale price

Median price \$620,000 Property Type House Suburb Ballarat North

Period - From 01/10/2022 to 30/09/2023 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	504 Landsborough St BALLARAT NORTH 3350	\$400,000	03/08/2023
2	39 White Av WENDOUREE 3355	\$400,000	23/05/2022
3	1006 Ligar St BALLARAT NORTH 3350	\$355,000	08/09/2023

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: 27/10/2023 10:39

603 Norman Street, Ballarat North Vic 3350



Scott Petrie
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Indicative Selling Price
\$375,000 - \$385,000

Median House Price

Year ending September 2023: \$620,000



Property Type:

Agent Comments

Comparable Properties



504 Landsborough St BALLARAT NORTH 3350 Agent Comments
(REI/VG)



Price: \$400,000

Method: Private Sale

Date: 03/08/2023

Property Type: House

Land Size: 705 sqm approx



39 White Av WENDOUREE 3355 (REI/VG)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 23/05/2022

Property Type: House (Res)

Land Size: 392 sqm approx



1006 Ligar St BALLARAT NORTH 3350 (REI)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 08/09/2023

Property Type: House

Land Size: 774 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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