204 Norman Street, Ballarat North Vic 3350







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 1681 sqm Agent Comments 03 5330 0500 0400 506 881 sean@ballaratpropertygroup.com.au

Indicative Selling Price \$680,000 - \$700,000 Median House Price Year ending March 2017: \$328,500

## **Comparable Properties**



1 Boronia Rd BLACK HILL 3350 (REI)



Price: \$705,000 Method: Private Sale Date: 18/01/2017 Rooms: -Property Type: House (Res) Agent Comments



 1010 Macarthur St LAKE WENDOUREE 3350
 Agent Comments

 (REI/VG)
 Image: 1

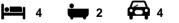
 4
 Image: 1

 2

Price: \$680,000 Method: Private Sale Date: 14/04/2016 Rooms: 5 Property Type: House Land Size: 819 sqm

4 1 1 2 2

15 Ryan St BROWN HILL 3350 (REI/VG)



Price: \$670,000 Method: Private Sale Date: 03/03/2017 Rooms: 6 Property Type: House (Res) Land Size: 2128 sqm Agent Comments

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

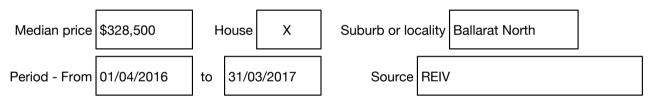
Address 204 Norman Street, Ballarat North Vic 3350 Including suburb or locality andpostcode

### Indicative selling price

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

Range between	\$680,000	&	\$700,000	

#### Median sale price



#### **Comparable property sales**

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 Boronia Rd BLACK HILL 3350	\$705,000	18/01/2017
1010 Macarthur St LAKE WENDOUREE 3350	\$680,000	14/04/2016
15 Ryan St BROWN HILL 3350	\$670,000	03/03/2017

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