



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1681 sqm

**Agent Comments**

## Comparable Properties



**1 Boronia Rd BLACK HILL 3350 (REI)**

**Agent Comments**



**Price:** \$705,000

**Method:** Private Sale

**Date:** 18/01/2017

**Rooms:** -

**Property Type:** House (Res)



**1010 Macarthur St LAKE WENDOUREE 3350 (REI/VG)**

**Agent Comments**



**Price:** \$680,000

**Method:** Private Sale

**Date:** 14/04/2016

**Rooms:** 5

**Property Type:** House

**Land Size:** 819 sqm



**15 Ryan St BROWN HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$670,000

**Method:** Private Sale

**Date:** 03/03/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 2128 sqm

## 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 Norman Street, Ballarat North Vic 3350

**Indicative selling price**

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

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

**Median sale price**

Median price \$328,500 House X Suburb or locality Ballarat North

Period - From 01/04/2016 to 31/03/2017 Source REIV

**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