

**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address: 509 Norman Street Ballarat North

**Indicative selling price**

*For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>*

Range between: \$365,000 & \$385,000

**Median sale price**

Median price: \$440,000 House Suburb: Ballarat North  
Period - From: 01/07/2018 to 30/09/2018 Source: PDOL

**Comparable property sales**

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**34 Midlands Dr  
BALLARAT NORTH**

3 1 5

This solid 3 bedroom brick home with 2 living areas is perfect for the family or couple looking to secure a property in a sought

**Sold by Private Sale \$357,000**  
**Date Sold 10/09/2018**  
**Land 664 SqM**

**5 Gordonia Ct  
BALLARAT NORTH**

3 1 1

Located in a friendly and quiet court location is this neat four bedroom family home in the very popular Ballarat North. The

**Sold by Private Sale \$380,000**  
**Date Sold 29/08/2018**

**1014 Ligar St  
BALLARAT NORTH**

3 1 1

Tastefully renovated with its bright modern interior is this stylish 3 bedroom home, tucked behind a white timber fence and

**Sold by Private Sale \$395,000**  
**Date Sold 30/06/2018**  
**Land 548 SqM**