

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 and
postcode

413 NORMAN STREET BALLARAT NORTH VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$534,500

Property type

House

Suburb

Ballarat North

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

329 NORMAN STREET BALLARAT NORTH VIC 3350	\$475,000	08-May-24
1010 LYDIARD STREET NORTH BALLARAT NORTH VIC 3350	\$470,000	05-Oct-24
920 HAVELOCK STREET BALLARAT NORTH VIC 3350	\$455,000	15-Nov-24

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: 26th March 2025



**329 NORMAN STREET BALLARAT
NORTH VIC 3350**

 3  1  -

Sold Price

\$475,000

Sold Date **08-May-24**

Distance

0.19km



**1010 LYDIARD STREET NORTH
BALLARAT NORTH VIC 3350**

 3  1  2

Sold Price

\$470,000

Sold Date **05-Oct-24**

Distance

0.53km



**920 HAVELOCK STREET
BALLARAT NORTH VIC 3350**

 3  1  1

Sold Price

\$455,000

Sold Date **15-Nov-24**

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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