

# 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 507 Norman Street, Ballarat North Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$590,000 & \$620,000

### 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	14 Moola St BLACK HILL 3350	\$622,000	25/08/2023
2	1 Norman St BALLARAT NORTH 3350	\$610,000	19/05/2023
3	902 Doveton St.N BALLARAT NORTH 3350	\$600,000	19/09/2023

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: 01/12/2023 17:41



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**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$590,000 - \$620,000

**Median House Price**  
Year ending September 2023: \$620,000

## Comparable Properties



**14 Moola St BLACK HILL 3350 (REI/VG)**

**Agent Comments**

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**Price:** \$622,000  
**Method:** Private Sale  
**Date:** 25/08/2023  
**Property Type:** House  
**Land Size:** 659 sqm approx



**1 Norman St BALLARAT NORTH 3350 (REI)**

**Agent Comments**

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**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 19/05/2023  
**Property Type:** House  
**Land Size:** 643 sqm approx



**902 Doveton St.N BALLARAT NORTH 3350 (REI)**

**Agent Comments**

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**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 19/09/2023  
**Property Type:** House  
**Land Size:** 1022 sqm approx

**Account - Doepel Lilley & Taylor Ballarat** | P: 03 5331 2000 | F: 03 5332 1559