# Statement of Information Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb or locality and postcode

Address 507 Norman Street, Ballarat North Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$590,000		&		\$620,000			
Median sale price								
Median price	\$620,000	Pro	operty Type	Hou	se		Suburb	Ballarat North
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ad	dress 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









**Property Type:** House Agent Comments

Indicative Selling Price \$590,000 - \$620,000 Median House Price Year ending September 2023: \$620,000

# **Comparable Properties**

B	14 Moola St BLACK HILL 3350 (REI/VG)Image: 3Image: 2Image: 2Price: \$622,000Image: 26200Method: Private SaleImage: 25/08/2023Date: 25/08/2023Image: 25/08/2023Property Type: HouseImage: 659 sqm approx	Agent Comments
	1 Norman St BALLARAT NORTH 3350 (REI)Image: 4Image: 3Image: 2Price: \$610,000Method: Private SaleDate: 19/05/2023Property Type: HouseLand Size: 643 sqm approx	Agent Comments
	902 Doveton St.N BALLARAT NORTH 3350 (REI) 3 1 4 Price: \$600,000 Mathematical Code	Agent Comments

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





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