

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 603 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

Range between \$440,000 & \$450,000

Median sale price

Median price \$665,000 Property Type House Suburb Ballarat North

Period - From 01/04/2023 to 30/06/2023 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	810 Lydiard St.N SOLDIERS HILL 3350	\$499,000	07/03/2023
2	601 Howard St SOLDIERS HILL 3350	\$450,000	22/06/2023
3	9 Sweeney St BLACK HILL 3350	\$439,000	06/01/2023

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:

26/07/2023 14:39



Property Type: House

Agent Comments

Indicative Selling Price
\$440,000 - \$450,000
Median House Price
June quarter 2023: \$665,000

Comparable Properties



810 Lydiard St.N SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$499,000

Method: Private Sale

Date: 07/03/2023

Rooms: 6

Property Type: House (Res)

Land Size: 573 sqm approx



601 Howard St SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 22/06/2023

Property Type: House (Res)

Land Size: 618 sqm approx



9 Sweeney St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$439,000

Method: Private Sale

Date: 06/01/2023

Property Type: House

Land Size: 613 sqm approx