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
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Median sale price

Median price	\$665,000	Pro	perty 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

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



Date of sale



Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

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

Agent Comments

Agent Comments

Agent Comments





Property Type: House **Agent Comments**

Comparable Properties



810 Lydiard St.N SOLDIERS HILL 3350 (REI)

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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)

Property Type: House (Res)

Price: \$450.000 Method: Private Sale Date: 22/06/2023

Land Size: 618 sqm approx

9 Sweeney St BLACK HILL 3350 (REI/VG)

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Price: \$439,000 Method: Private Sale Date: 06/01/2023 Property Type: House Land Size: 613 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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