

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 202 Norman Street Ballarat North

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$715,000 & \$760,000

Median sale price




Median price: \$381,000 House Suburb: Ballarat North
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



225 Nerrina Rd NERRINA




4  2  3 

Classical elegance and contemporary excellence are brought together beautifully, throughout this spectacular Victorian home

Sold by Private Sale \$711,500
Date Sold 19/12/2017
Land 1,465 SqM



916 Lydiard St.N BALLARAT NORTH




4  2  2 

This gorgeous Californian Bungalow is the epitome of quality and class situated right in the heart of Ballarat. A family home to suit

Sold by Private Sale \$730,000
Date Sold 26/03/2018
Land 1,150 SqM



14 Mathoura Pl BALLARAT NORTH

5  3  2 

Superbly finished over 2 levels in a quiet, neighbourly cul-de-sac, this recently built home has serious "WOW" factor. • Stunning

Sold by Private Sale \$800,000
Date Sold 10/05/2018
Land 692 SqM