

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 4 Daintree Close Ballarat North

Indicative selling price

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

Range between: \$730,000 & \$780,000




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



**10 Rampling Way
NERRINA**

4  2  2 

Located in the ever-popular area of Jasper Hill is this architecturally designed home that boasts all of today's modern

Sold by Private Sale \$775,000
Date Sold 20/09/2017
Land 704 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