

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

Address: 213 Humffray Street North Ballarat East

Indicative selling price

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

Range between: \$540,000 & \$570,000

Median sale price

Median price: \$329,000 House Suburb: Ballarat East
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.

**7 Nunn St
BALLARAT EAST**

5 2 2

Impeccably presented this gorgeous weatherboard bungalow would make the most ideal family home with plenty of room to

Sold by Private Sale \$520,000
Date Sold 27/04/2018
Land 1,116 SqM

**5a Ivey St
NERRINA**

3

Sold by Private Sale \$550,000
Date Sold 25/07/2018

**38 Edwardes St
BLACK HILL**

4 3 5

Built on a huge 1521m2 block in highly sought after Black Hill Primary zoning, this classical, elevated property showcases

Sold by Private Sale \$580,000
Date Sold 26/09/2017
Land 1,531 SqM