

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

Address: 5/6 Balaclava Street Newington

Indicative selling price

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

Range between: \$175,000 & \$185,000

Median sale price

Median price: \$459,000 House Suburb: Newington
Period - From: 01/10/2017 to 30/09/2018 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.

**2/6 Balaclava St
NEWINGTON**

1 1 1

This one is very private! Positioned; close to shops, Victoria Park, private and public schools and of course Lake Wendouree,

Sold by Private Sale \$174,000

Date Sold 25/10/2017

**43 Duke St
NEWINGTON**

1 1 1

Sold by Private Sale \$176,000

Date Sold 14/06/2018

**3/217 Ripon St.S
BALLARAT CENTRAL**

1 1 1

This beautiful one-bedroom townhouse is positioned to perfection within easy walking distance to our Ballarat CBD, local shops,

Sold by Private Sale \$185,000

Date Sold 14/07/2017

Land 589 SqM