

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

Address: 901a Gregory Street Ballarat Central

Indicative selling price

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

Range between: \$325,000 & \$345,000

Median sale price

Median price: \$432,500 House Suburb: Ballarat Central
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.

**832 Howitt St
WENDOUREE**

2

Sold by Private Sale \$315,000
Date Sold 05/12/2017
Land 659 SqM

**908 Gregory St
WENDOUREE**

2 1 1

This two bedroom period home oozes natural charm and character. At the entry you are greeted by polished timber

Sold by Private Sale \$335,000
Date Sold 25/09/2018
Land 318 SqM

**205 Crompton St
SOLDIERS HILL**

3 1 2

This appealing freestanding residence offers comfortable 3BR living, with wonderful potential for improvement on a large corner

Sold by Private Sale \$359,000
Date Sold 03/08/2018
Land 526 SqM