

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

Address: 14 Napier Street Black Hill

Indicative selling price

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

Range between: \$695,000 & \$745,000

Median sale price

Median price: \$462,500 House Suburb: Black Hill
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.

**14 Clarendon St
SOLDIERS HILL**

6 3 1

Returning \$720pw & consisting 3 x 2 bedroom apartments.
Originally a grand Victorian home on stunning north facing

Sold by Private Sale \$676,000
Date Sold 17/06/2017
Land 1,000 SqM

**706 Neill St
SOLDIERS HILL**

4 2 4

Sitting high in Ballarat North is this substantial home set on a corner block of over a thousand square meters of land. With

Sold by Private Sale \$730,000
Date Sold 05/05/2017
Land 1,067 SqM

**239 Lydiard St.N
SOLDIERS HILL**

4 1 2

This outstanding period home dating back to the late 1800s is situated within one block from the Ballarat Central Railway

Sold by Auction \$780,000
Date Sold 28/07/2018
Land 748 SqM