

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

Address: 1/317 York Street Ballarat East

Indicative selling price

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

Single price: \$285,000

Median sale price

Median price: \$276,500 Unit Suburb: Ballarat East
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.

**2/317 York St
BALLARAT EAST**

2 2 1

Do not miss this exciting opportunity to purchased a brand new, quality built townhouse in ever popular Canadian. Boasting two

Sold by Private Sale \$275,000
Date Sold 20/04/2018
Land 195 SqM

**1/11 Cecile Ct
BALLARAT EAST**

2

Sold by Private Sale \$295,557
Date Sold 14/06/2018

**219 Eureka St
BALLARAT EAST**

2 1 1

Located in a vibrant street that offers great exposure and access to both the CBD and Melbourne freeway. The shop has a large

Sold by Private Sale \$300,000
Date Sold 01/07/2017
Land 218 SqM