

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

Address: 1/39 Junction Street Newington

**Indicative selling price**

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

Range between: \$450,000 & \$495,000

**Median sale price**

Median price: \$450,000 House Suburb: Newington  
Period - From: 01/07/2017 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.

**31 Salisbury Av  
NEWINGTON**

3 1 2

Located in a quiet street, in one of Ballarats most desired locations. Within walking distance, (approx 1.4km) to many

**Sold by Private Sale \$450,000**  
**Date Sold 22/11/2017**  
**Land 445 SqM**

**1/20 Pleasant St.S  
BALLARAT CENTRAL**

2 1 1

Meticulously presented with quality window coverings and floor coverings, this lovely home is within walking distance to Lake

**Sold by Auction \$476,000**  
**Date Sold 02/06/2018**

**2a Nightingale St  
NEWINGTON**

3 2 2

It's no surprise that Newington is so tightly held. Parks, schools, shops, Sturt Street and Lake Wendouree all only a stroll away.

**Sold by Private Sale \$500,000**  
**Date Sold 17/03/2018**  
**Land 264 SqM**