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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

135D Albert Street Ballarat Central VIC 3350

 3  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$355,000 & \$390,500

## Median Sale Price

\$430,000 Houses in Ballarat central between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**16 Anderson Street West Ballarat Central VIC 3350**

 4  1  1

Sold Price

**\$407,000**

Sold Date

**07-Aug-17**

Distance

**0.11km**



**11A Steinfeld Street North Ballarat Central VIC 3350**

 3  1  1

Sold Price

**\$360,000**

Sold Date

**20-Oct-18**

Distance

**0.28km**



**102 Eyre Street Ballarat Central VIC 3350**

 3  1  1

Sold Price

**\$390,000**

Sold Date

**21-Feb-18**

Distance

**0.48km**

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