

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

Address: 26 Queen Street South Ballarat East

**Indicative selling price**

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

Range between: \$210,000 & \$230,000

**Median sale price**

Median price: \$362,500 House Suburb: Ballarat East  
Period - From: 01/07/2018 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.

**111 Scott Pde  
BALLARAT EAST**

2 1 1

Opportunity knocks loud with this period home and has loads of potential. This cute miner's cottage would surely benefit from

**Sold by Private Sale \$200,000**  
**Date Sold 20/12/2017**  
**Land 258 SqM**

**306 Nicholson St  
BALLARAT EAST**

2 1 1

So close to everything! This 2 bedroom miners cottage is 5 minutes to Ballarat train station, walking distance to Bridge Mall

**Sold by Private Sale \$218,000**  
**Date Sold 20/10/2017**

**714 York St  
BALLARAT EAST**

2 1 2

- 2 Bedrooms - 1 Bathroom- 1 Garage and 1 Car Port- Timber Floorboards- Land Size: Approx. 682m2 - Approximately 300m

**Sold by Auction \$236,000**  
**Date Sold 28/10/2017**  
**Land 682 SqM**