

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

Address: 5 Murray Street Newington

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: \$459,000 House Suburb: Newington
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.

**4 Kent St
BALLARAT CENTRAL**

3  2  2 




Location, style and comfort all offered at this beautiful renovated home, offering the charm of yesteryear with all of today's

Sold by Private Sale \$692,500

Date Sold 20/05/2018

Land 420 SqM

**706 Eyre St
BALLARAT CENTRAL**

3  2  3 




This beautiful property is ideally located in one of Ballarats most desired central locations. Just two blocks from Sturt Street,

Sold by Private Sale \$720,000

Date Sold 02/03/2018

Land 486 SqM

**1507 Sturt St
NEWINGTON**

4  2  2 

Architecturally designed home combining the best of spacious and light-filled living. Situated just doors from Lake Wendouree,

Sold by Private Sale \$750,000

Date Sold 29/05/2017

Land 686 SqM