

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 514 Errard Street South Redan

#### Indicative selling price

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

Range between: \$385,000 & \$415,000

#### Median sale price

Median price: \$342,250 House Suburb: Redan  
Period - From: 31/03/2018 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.



#### 409 Errard St.S BALLARAT CENTRAL

3  2  1 

A rare opportunity presents itself to enjoy a beautifully located central property that needs some TLC, in this tree lined street

**Sold by Auction \$374,000**  
**Date Sold 09/12/2017**  
**Land 506 SqM**



#### 414 Armstrong St.S BALLARAT CENTRAL

3  2  2 

Caine Property is excited to bring to market 414 Armstrong Street South, a fully renovated home with three bedrooms (en-

**Sold by Private Sale \$410,000**  
**Date Sold 11/05/2017**  
**Land 521 SqM**



#### 316 Errard St.S BALLARAT CENTRAL

3   

**Sold by Private Sale \$443,000**  
**Date Sold 11/08/2017**  
**Land 608 SqM**