

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

Address: 820 Barkly Street Mount Pleasant

**Indicative selling price**

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

Range between: \$550,000 & \$600,000

**Median sale price**

Median price: \$373,000 House Suburb: Mount Pleasant  
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.

**713 Tress St  
MOUNT PLEASANT**

4 2 4

This beautiful home is situated on approximately 1051m2 of fully landscaped gardens, in the highly sought after Tress Street. As

**Sold by Private Sale \$525,000**  
**Date Sold 07/05/2018**  
**Land 1,051 SqM**

**22 Flockhart St  
MOUNT PLEASANT**

4 2 2

- Located with two street frontages - Flockhart street and Humffray street south- Architecturally designed quality home-

**Sold by Private Sale \$585,000**  
**Date Sold 10/05/2018**  
**Land 12,140 SqM**

**516 Barkly St  
GOLDEN POINT**

4 1 1

This character filled period residence, located close to the heart of Ballarat, has belonged to its current family for 81 years and as

**Sold by Auction \$632,500**  
**Date Sold 11/08/2018**  
**Land 400 SqM**