

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

Address: 17 Kent Street Ballarat Central

Indicative selling price

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

Range between: \$485,000 & \$525,000

Median sale price

Median price: \$432,500 House Suburb: Ballarat Central
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.

**105 Pleasant St.S
BALLARAT CENTRAL**

3 1 1

Ideally suited for a busy family on the go, from the front door that invites you in to the new kitchen, new bathroom at the rear of the

Sold by Private Sale \$480,000
Date Sold 08/11/2017
Land 362 SqM

**1149 Eyre St
NEWINGTON**

3 2 1

Located in a very tightly held pocket of Newington, just 200 metres to Victoria Park and 1km from Lake Wendouree is this

Sold by Private Sale \$525,000
Date Sold 14/11/2017
Land 430 SqM

**43 Inkerman St
NEWINGTON**

3 2 1

Light filled, this charming home has benefitted from a stunning modern extension and a complete renovation and it simply

Sold by Private Sale \$550,000
Date Sold 05/05/2017
Land 551 SqM