

Michael Edgar

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

1/620 Doveton Street North Soldiers Hill VIC 3350

 2  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$275,000 & \$295,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**1/505 Walker Street Ballarat North
VIC 3350**

 2  1  2

Sold Price

\$275,000

Sold Date

04-Apr-19

Distance

0.76km



**1/914 Ligar Street Ballarat North
VIC 3350**

 2  1  1

Sold Price

\$255,000

Sold Date

25-Jun-19

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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2/35 Midlands Drive Ballarat North VIC 3350	Sold Price	\$268,000	Sold Date	21-Jan-19
 2  1  1			Distance	1.16km

RS = Recent sale

UN = Undisclosed Sale

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