

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

Address: 1/501 Leith Street Redan

Indicative selling price

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

Range between: \$325,000 & \$345,000

Median sale price

Median price: \$252,475 Unit Suburb: Redan
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.

**10 Nader Cl
REDAN**

3 2 1

If you are looking to buy a property in a fantastic location, look no further. Offering three large bedrooms with robes and master

Sold by Private Sale \$321,000
Date Sold 07/07/2018
Land 221 SqM

**2A/79 Scott Pde
BALLARAT EAST**

2 2 1

This sophisticated two bedroom townhouse is a cut above the rest. Centrally located, the property is just over 1km from both

Sold by Private Sale \$335,000
Date Sold 04/09/2017

**1/415b Ligar St
SOLDIERS HILL**

2 1 2

Situated in one of the best suburbs in Ballarat is this townhouse ideally set up for an investor, first home buyer or a down sizer.

Sold by Private Sale \$350,000
Date Sold 08/11/2018
Land 295 SqM