

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

Address: 1 Rattray Court Canadian

Indicative selling price

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

Range between: \$335,000 & \$350,000

Median sale price

Median price: \$427,500 House Suburb: Canadian
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.

**3/610 Wilson St
CANADIAN**

2 1 1

Quality, Spacious and Unique! Ready to move into now! That's how you would describe this architecturally designed, specked

Sold by Private Sale \$319,000

Date Sold 27/06/2017

**6 Fossickers Gr
BALLARAT EAST**

3 2 2

Set back off Wilson Street is Fossickers Grove, a quiet neighbourhood with room for the kids to safely play and run

Sold by Private Sale \$346,000

Date Sold 07/12/2017

Land 404 SqM

**321 Richards St
BALLARAT EAST**

3 2 2

A fantastic opportunity for a purchaser looking for a property in a great location in Ballarat East. This home is close to popular

Sold by Private Sale \$380,000

Date Sold 23/07/2018

Land 773 SqM