

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

Address: 821 York Street Ballarat East

Indicative selling price

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

Single price: \$1,100,000

Median sale price

Median price: \$329,000 House Suburb: Ballarat East
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.

**210 Sim St
BLACK HILL**

5 3 4

Set on a magnificent landscaped two acres, this spectacular residence offers a rare combination of style, space and

Sold by Private Sale \$1,020,000
Date Sold 21/12/2017
Land 8,888 SqM

**8 Boronia Rd
BLACK HILL**

4 2 4

This stunning, architecturally designed property offers an environment some of us could only dream of. It is situated in

Sold by Private Sale \$1,147,000
Date Sold 19/05/2018

**604 Eureka St
BALLARAT EAST**

Sold by Private Sale \$1,151,000
Date Sold 06/06/2017
Land 6,341 SqM