

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

Address: 7/914 Ligar Street Ballarat North

Indicative selling price

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

Range between: \$235,000 & \$255,000




Median sale price

Median price: \$381,000 House Suburb: Ballarat North
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.




**23a Walsh Av
BALLARAT NORTH**

2  1  3 

In a sought after locale is this spacious two bedroom unit ideally positioned within walking distance to the Northway Shopping




Sold by Private Sale \$225,000
Date Sold 03/06/2017
Land 308 SqM

**4/319 Walker St
BALLARAT NORTH**

2   

Sold by Private Sale \$245,000
Date Sold 26/04/2018

**2/319 Walker St
BALLARAT NORTH**

2  1  1 

Quietly located and well maintained this sun filled home enjoys a spacious lounge/dining room, neat and tidy kitchen, 2 bedrooms

Sold by Private Sale \$265,000
Date Sold 02/06/2018