

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

Address: 504 Eyre Street Ballarat Central

Indicative selling price

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

Range between: \$410,000 & \$445,000

Median sale price

Median price: \$432,500 House Suburb: Ballarat Central
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.

**213 Eyre St
BALLARAT CENTRAL**

2 1 1

Located in a desirable ultra-central location is this character filled weatherboard home. The facade presents with plenty of

Sold by Private Sale \$402,500
Date Sold 01/10/2017
Land 313 SqM

**316 Errard St.S
BALLARAT CENTRAL**

3 1 2

This charming and immaculately maintained and renovated weatherboard home, boasts period details with modern features

Sold by Private Sale \$433,000
Date Sold 27/10/2017

**813 Macarthur St
BALLARAT CENTRAL**

3 1 1

An outstanding opportunity to put your signature stamp on this exceptional period home close to the Lake. First built in 1900 this

Sold by Private Sale \$450,000
Date Sold 13/05/2018
Land 500 SqM