

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

Address: 212 Humffray Street North Ballarat East

Indicative selling price

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

Range between: \$375,000 & \$412,500

Median sale price

Median price: \$330,000 House Suburb: Ballarat East
Period - From: 01/01/2018 to 31/03/2018 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.

**172 Humffray St.N
BALLARAT EAST**

4 1 8

Enjoying a flexible floorplan, this extended, updated, renovated and elevated Miners Cottage features tradies workshop and

Sold by Private Sale \$355,000
Date Sold 10/08/2017
Land 564 SqM

**620 Morres St
BALLARAT EAST**

2

Sold by Private Sale \$412,500
Date Sold 21/12/2017

**34 Hopetoun St
BALLARAT EAST**

4 2

This amazing property is being offered for sale, as a going concern, with all plant equipment and furniture plus all future

Sold by Private Sale \$422,500
Date Sold 10/04/2018