

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

Address: 617 Dana Street Ballarat Central

Indicative selling price

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

Range between: \$545,000 & \$585,000




Median sale price

Median price: \$400,000 House Suburb: Ballarat Central
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.




**20 Dawson St.S
BALLARAT CENTRAL**

3  2  

You can't get much more central than this. When it's all about location and you're walking distance to everything, or looking for

Sold by Private Sale \$530,000
Date Sold 05/02/2018
Land 463 SqM




**7 Kent St
BALLARAT CENTRAL**

3  1  1 

An opportunity awaits within minutes walking distance to Sturt St, shops and schools. Kent Street Ballarat Central is well

Sold by Private Sale \$570,000
Date Sold 01/10/2018
Land 559 SqM

**609 Dana St
BALLARAT CENTRAL**

3  2  2 

Reflecting classic architecture, this fully renovated, extended and rebuilt heritage residence impressively showcases

Sold by Auction \$595,000
Date Sold 18/11/2017
Land 420 SqM