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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

607 Urquhart Street Ballarat Central VIC 3350

 2  1  -

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$275,000













## Median Sale Price

\$425,000 Houses in Ballarat central between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>604 Urquhart Street Ballarat Central VIC 3350</b>  2  1  1	Sold Price	<b>\$300,000</b>	Sold Date	<b>30-May-18</b>	Distance	<b>0.06km</b>
	<b>2/421 Ascot Street South Ballarat Central VIC 3350</b>  2  1  1	Sold Price	<b>\$300,000</b>	Sold Date	<b>16-Nov-18</b>	Distance	<b>0.36km</b>
	<b>208 Peel Street North Ballarat East VIC 3350</b>  2  1  1	Sold Price	<b>\$250,000</b>	Sold Date	<b>21-May-18</b>	Distance	<b>2.04km</b>

RS = Recent sale      UN = Undisclosed Sale

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