

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 630 Doveton Street North Soldiers Hill

Indicative selling price

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

Range between: \$310,000 & \$340,000

Median sale price




Median price: \$425,000 House Suburb: Soldiers Hill
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.



814a Armstrong St.N SOLDIERS HILL




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When location is everything. This charming 2 bedroom , 1 bath weatherboard property would make for a fantastic first home, a

Sold by Private Sale \$310,000
Date Sold 12/03/2018
Land 625 SqM



607 Neill St SOLDIERS HILL




3  1  

Soldiers Hill is one the most popular inner city suburbs in ALL of Ballarat. Positioned with the utmost conveniences virtually at

Sold by Private Sale \$330,000
Date Sold 30/11/2017
Land 454 SqM



806 Doveton St.N SOLDIERS HILL

3  1  1 

This picture-perfect property captures the essence of the Federation era with the ease of modern day functionality.

Sold by Private Sale \$345,000
Date Sold 23/09/2017
Land 522 SqM