

#### Property offered for sale

Address: 64 Dyte Parade Ballarat East

#### Indicative selling price

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

Range between: \$390,000 & \$415,000

#### Median sale price




Median price: \$330,000 House Suburb: Ballarat East  
Period - From: 01/10/2017 to 31/12/2017 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.



#### 22a Otway St.S BALLARAT EAST

3  2  1 

Located on the Melbourne side of Ballarat and within walking distance to the city centre sits this perfectly presented property

**Sold by Private Sale \$370,000**  
**Date Sold 16/05/2017**  
**Land 473 SqM**



#### 105 Morres St BALLARAT EAST




2  1  2 

- Walking distance to the CBD, train station and Yarrowee walking trail- Renovated two bedroom heritage style home -

**Sold by Private Sale \$402,000**  
**Date Sold 27/11/2017**  
**Land 886 SqM**



#### 115 Scott Pde BALLARAT EAST

3  2  2 

Perfectly positioned just minutes from the city, is this beautiful, contemporary three bedroom home. Only two years old, you will

**Sold by Private Sale \$425,000**  
**Date Sold 03/03/2017**  
**Land 354 SqM**