

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

Address: 106 Lyons Street South Ballarat Central

Indicative selling price

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

Range between: \$650,000 & \$680,000

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.

**17 Raglan St.N
BALLARAT CENTRAL**

3 1

Tucked away in a quiet street off Ballarat's main boulevard is this stunning brick home. The north side of Sturt Street is sought

Sold by Private Sale \$652,000
Date Sold 13/02/2018
Land 494 SqM

**214 Lyons St.S
BALLARAT CENTRAL**

3 2 2

Situated just moments from the CBD on a tree lined street in central Ballarat, this stunning Victorian home has been fully

Sold by Private Sale \$685,000
Date Sold 06/06/2018
Land 508 SqM

**5 Errard St.S
BALLARAT CENTRAL**

3 2 3

This charming Californian Bungalow situated in the heart of town, offers the discerning purchaser a wonderful opportunity to enter

Sold by Private Sale \$685,000
Date Sold 13/02/2018
Land 488 SqM