

**McGrath**

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Section 47AF of the Estate Agents Act 1980

**HOUSE Offered for Sale**

123 Creswick Road Ballarat Central VIC 3350

 3
  2
  2
**Indicative Selling Price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$485,000 &amp; \$495,000













**Median Sale Price**

\$425,000 Houses in Ballarat central between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

**Comparable Property Sales**

These are the three properties sold within five 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>429 Doveton Street North Soldiers Hill VIC 3350</b>  3  1  1	Sold Price	<b>\$465,000</b>	Sold Date	<b>20-Aug-18</b>	Distance	<b>0.41km</b>
	<b>404A Drummond Street North Ballarat Central VIC 3350</b>  3  1  2	Sold Price	<b>\$519,500</b>	Sold Date	<b>28-Aug-18</b>	Distance	<b>0.44km</b>
	<b>414E Lydiard Street North Soldiers Hill VIC 3350</b>  3  2  2	Sold Price	<b>\$480,000</b>	Sold Date	<b>07-May-19</b>	Distance	<b>0.7km</b>

RS = Recent sale

UN = Undisclosed Sale

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