

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

Address: 119 Lyons Street South Ballarat Central

Indicative selling price

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

Range between: \$450,000 & \$495,000

Median sale price

Median price: \$432,500 House Suburb: Ballarat Central
Period - From: 31/03/2018 to 30/06/2018 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.

**219a Raglan St.S
BALLARAT CENTRAL**

3 1 1

Located three blocks from Sturt Street in a beautiful tree lined street sits this central gem. The house itself consists of three

Sold by Auction \$450,000
Date Sold 17/03/2018
Land 514 SqM

**7 Davey St
BALLARAT CENTRAL**

3 2 1

Set in the heart of the city we have pleasure in presenting to you a great family home or Investment. Consisting of three bedrooms,

Sold by Private Sale \$485,000
Date Sold 18/07/2018
Land 294 SqM

**1/6 Drummond St.S
BALLARAT CENTRAL**

2 1 1

This striking townhouse is an unmissable opportunity for a stress-free lifestyle right on the doorstep of Ballarat's popular

Sold by Private Sale \$515,000
Date Sold 24/05/2018
Land 265 SqM