

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 31 Loch Avenue Ballarat Central

Indicative selling price

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

Range between: \$600,000 & \$660,000

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.



16 Webster St BALLARAT CENTRAL

4 1 3

Located in the heart of Ballarat in premier Blue Chip locale is this amazing opportunity to secure an iconic piece of real estate

Sold by Private Sale \$580,000
Date Sold 12/12/2017
Land 339 SqM



122 Lyons St.N BALLARAT CENTRAL

3 3 2

Located in the highly sought after Central CBD sits this beautiful renovated home boasting magnificent features from front to back.

Sold by Auction \$640,000
Date Sold 17/02/2018



12 Frank St BALLARAT CENTRAL

3 1 3

Situated in the heart of the Ballarat CBD, in one of Ballarat's most iconic streets sits this beautiful period home ready for new

Sold by Auction \$700,000
Date Sold 06/10/2018
Land 791 SqM