

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

Address: 229 Errard Street South Ballarat Central

Indicative selling price

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

Range between: \$325,000 & \$355,000

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.

**232 Raglan St.S
BALLARAT CENTRAL**

2 1 2

Located just 2 blocks from Sturt St this updated 2 bedroom Californian Bungalow is ideal for those who are about to enter the

Sold by Private Sale \$315,000

Date Sold 01/09/2017

Land 243 SqM

**702 South St
BALLARAT CENTRAL**

2 1 1

A gorgeous Californian Bungalow, renovated to a great modern standard while still retaining its original charm. In a convenient

Sold by Private Sale \$330,000

Date Sold 23/05/2017

Land 374 SqM

**209 Raglan St.S
BALLARAT CENTRAL**

2

Sold by Private Sale \$390,000

Date Sold 03/05/2018

Land 353 SqM