

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

Address: 128 Raglan Street South Ballarat Central

**Indicative selling price**

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

Range between: \$550,000 & \$600,000

**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.

**209 Dawson St.S  
BALLARAT CENTRAL**

3 1

In 1867 John Ramsey, a London stone mason, built a four room cottage for himself, one of the first stone residences in Ballarat.

**Sold by Private Sale \$530,000**  
**Date Sold 04/01/2018**  
**Land 530 SqM**

**911 Dana St  
BALLARAT CENTRAL**

3 2 3

Its superb position just one block from Sturt Street explains exactly why 'location, location, location' is such a key element of

**Sold by Private Sale \$587,500**  
**Date Sold 18/09/2017**  
**Land 531 SqM**

**227 Raglan St.S  
BALLARAT CENTRAL**

4 2 1

Superbly situated a stroll to CBD & cafes in this high growth neighbourhood, this grand 2 storey Victorian home sits on a

**Sold by Private Sale \$620,000**  
**Date Sold 04/09/2018**  
**Land 680 SqM**