

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

Address: 804 Macarthur Street 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: \$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.

**813 Macarthur St  
BALLARAT CENTRAL**

3 1 1

An outstanding opportunity to put your signature stamp on this exceptional period home close to the Lake. First built in 1900 this

**Sold by Private Sale \$450,000**  
**Date Sold 13/05/2018**  
**Land 500 SqM**

**33 Johnson St  
BALLARAT CENTRAL**

3 1 1

Retaining the character and vintage charm of the period, this pretty lace trimmed home features original details along with a

**Sold by Private Sale \$480,000**  
**Date Sold 20/12/2017**  
**Land 405 SqM**

**12a Webster St  
BALLARAT CENTRAL**

3 1 6

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 \$510,000**  
**Date Sold 22/08/2017**  
**Land 434 SqM**