

#### Property offered for sale

Address: 323A Raglan Street South Ballarat Central

#### Indicative selling price

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

Range between: \$395,000 & \$415,000

#### Median sale price




Median price: \$382,000 House Suburb: Ballarat Central  
Period - From: 31/03/2017 to 30/06/2017 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.



#### 304 Drummond St.S BALLARAT CENTRAL

3  1  1 

Located along a tree lined street in Ballarat Central is this partially renovated, period style home filled with character and

**Sold by Private Sale** \$385,000  
**Date Sold** Feb 2017  
**Land** 562 SqM



#### 2/109 Ripon St.S BALLARAT CENTRAL




2  1  1 

A rare chance purchase such an outstanding central property.2/109 Ripon Street South is the back unit of just 2 and

**Sold by Auction** \$405,000  
**Date Sold** Apr 2017  
**Land** 350 SqM



#### 2/3 Errard St.S BALLARAT CENTRAL

3  2  2 

- Unique property, so stylish and so central, metres from Sturt Street- A delight to inspect, many key features over three

**Sold by Private Sale** \$435,000  
**Date Sold** Apr 2017