

### Property offered for sale

Address: 12a Webster Street Ballarat Central

### Indicative selling price

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

Range between: \$485,000 & \$525,000

### 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.



#### 209a Doveton St.S BALLARAT CENTRAL

4  1  5 




Located within two blocks from Ballarat's CBD is this sound period property that is currently operating as a phycology medical

**Sold by Auction** \$530,000

**Date Sold** May 2017



#### 119 Errard St.S BALLARAT CENTRAL

4  2  4 




Located directly across the road from St Patricks Primary and only a 400 metre walk to Sturt St we have on offer this beautifully

**Sold by Private Sale** \$516,000

**Date Sold** May 2017



#### 11b Ascot St BALLARAT CENTRAL

2   

**Sold by Private Sale** \$485,000

**Date Sold** Mar 2017

**Land** 505 SqM