

#### Property offered for sale

Address: 23 Raglan Street South Ballarat Central

#### Indicative selling price

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

Range between: \$700,000 & \$770,000

#### 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.



#### 13 Ascot St.N BALLARAT CENTRAL

3 2 2

Combining classic Edwardian architecture with contemporary design, this stunning home offers sophisticated living spaces

**Sold by Private Sale** \$700,000  
**Date Sold** Aug 2016  
**Land** 461 SqM



#### 10 Ascot St.S BALLARAT CENTRAL

2

**Sold by Private Sale** \$730,000  
**Date Sold** Jun 2016  
**Land** 509 SqM



#### 205 Mill St LAKE WENDOUREE

3 1 1

This captivating Victorian is ripe for renovation. Set in a highly sought after Lake Wendouree locale, it promotes the grand

**Sold by Auction** \$785,000  
**Date Sold** May 2017  
**Land** 847 SqM