

### Property offered for sale

Address: 24 Talbot 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 & \$430,000

### Median sale price

Median price: \$432,500 House Suburb: Ballarat Central

Period - From: 31/03/2018 to 30/06/2018 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.



#### 12 Talbot St.S BALLARAT CENTRAL

3  1  1 

Only doors from Ballarat's picturesque Sturt Street and within walking distance to shops, cafes, pubs, restaurants and the lake




**Sold by Auction** \$404,000

**Date Sold** 23/06/2018

**Land** 450 SqM



#### 124 Raglan St.S BALLARAT CENTRAL

3  1  2 

Located in the heart of Ballarat is a Renovators Paradise. A Stroll to cafes, CBD, hospitals & some of Ballarat's finest




**Sold by Private Sale** \$425,000

**Date Sold** 09/03/2018

**Land** 522 SqM



#### 3a Errard St.S BALLARAT CENTRAL

3  2  2 

**Sold by Private Sale** \$435,000

**Date Sold** 11/04/2017