

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

10 Frank Street, Ballarat Central Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$550,000

#### Median sale price

Median price \$456,250 House ☒ Unit ☐ Suburb or locality Ballarat Central

Period - From 01/04/2018 to 31/03/2019 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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.

	Address of comparable property	Price	Date of sale
1	55 Loch Av BALLARAT CENTRAL 3350	\$570,000	03/10/2018
2	326 Drummond St.S BALLARAT CENTRAL 3350	\$561,000	21/12/2018
3	404a Drummond St.N BALLARAT CENTRAL 3350	\$519,500	28/08/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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**Indicative Selling Price**

\$520,000 - \$550,000

**Median House Price**

Year ending March 2019: \$456,250



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**Rooms:** 4**Property Type:** House (Previously Occupied - Detached)**Land Size:** 251 sqm approx

Agent Comments

Aesthetic tree lined street, in such close proximity to the Hospitals, CBD & Lake Wendouree, yet you are dazed with charm and comfort as it feels like your own private neighbourhood. There's no denying Frank Street is one of Ballarat Central's most desirable streets. The home itself oozes character, offering generous sized rooms, high ceilings, fireplaces, central heating & a 2 way bathroom (doubling as an ensuite). You are able to enjoy the low maintenance living, whilst still having adequate room to entertain indoor and out!

## Comparable Properties

**55 Loch Av BALLARAT CENTRAL 3350 (VG)**

Agent Comments

3    -    -

**Price:** \$570,000**Method:** Sale**Date:** 03/10/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 612 sqm approx**326 Drummond St.S BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

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**Price:** \$561,000**Method:** Private Sale**Date:** 21/12/2018**Rooms:** 4**Property Type:** House**Land Size:** 782 sqm approx**404a Drummond St.N BALLARAT CENTRAL 3350 (VG)**

Agent Comments

3    -    -

**Price:** \$519,500**Method:** Sale**Date:** 28/08/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 224 sqm approx