

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
225 Drummond Street South, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$385,000 & \$405,000

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	46 Loch Av BALLARAT CENTRAL 3350	\$463,000	21/04/2018
2	901a South St BALLARAT CENTRAL 3350	\$445,000	03/07/2018
3	36 Inkerman St NEWINGTON 3350	\$420,000	10/03/2019

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.

Rebecca Stepnell

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Indicative Selling Price

\$385,000 - \$405,000

Median House Price

Year ending March 2019: \$456,250



2 1 0

Rooms:

Property Type: House (Res)

Land Size: 285 sqm approx

Agent Comments

A wonderful opportunity to secure a lovely period home, ideally located just three blocks from Sturt Street, 800m to the hospitals, Sturt Street and 2km from the train station. Featuring high ceilings, Baltic pine flooring, gas central heating, and split system air conditioning. Comprising of 2 large carpeted bedrooms both with built in robes, the bathroom is generous in size has been updated.

Comparable Properties



46 Loch Av BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$463,000

Method: Private Sale

Date: 21/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 308 sqm approx



901a South St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

2 - -

Price: \$445,000

Method: Auction Sale

Date: 03/07/2018

Rooms: -

Property Type: House (Res)

Land Size: 466 sqm approx



36 Inkerman St NEWINGTON 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$420,000

Method: Private Sale

Date: 10/03/2019

Rooms: -

Property Type: House

Land Size: 548 sqm approx