

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$385,000

&amp;

\$405,000

**Median sale price**

Median price \$456,250

House

X

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



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**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

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**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

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**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

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**Price:** \$420,000**Method:** Private Sale**Date:** 10/03/2019**Rooms:** -**Property Type:** House**Land Size:** 548 sqm approx