

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address Including suburb and postcode 502 Drummond Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$675,000 & \$715,000

Median sale price

Median price \$414,000 House X Unit Suburb Ballarat Central

Period - From 01/01/2017 to 31/12/2017 Source REIV

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

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

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

502 Drummond Street South, Ballarat Central Vic 3350

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Indicative Selling Price

\$675,000 - \$715,000

Median House Price

Year ending December 2017: \$414,000



 4  2  2

Rooms: 6

Property Type:

Agent Comments

A wonderful opportunity to secure a beautiful period home that has been extensively restored and renovated from top to bottom. Ideally situated in one of Ballarat's most desired central locations. Walking distance to shops, cafes, local schools and only 2.6 km from the train station. The original front of the property boasts many restored period features such as the wide central hallway, high ceilings, double hung windows, original fireplace, and decorative leadlight. Incorporating 4 large bedrooms, all with built in robes, the generous master bedroom with luxurious ensuite and WIR

Comparable Properties

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