

## 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

205 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 \$265,000 & \$290,000

#### Median sale price

Median price \$447,500 House ☒ Unit ☐ Suburb or locality Ballarat Central

Period - From 01/07/2017 to 30/06/2018 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	217 Doveton St.S BALLARAT CENTRAL 3350	\$263,000	23/06/2018
2	15 Essex St BALLARAT CENTRAL 3350	\$260,000	08/02/2018
3	322 Raglan St.S BALLARAT CENTRAL 3350	\$255,000	27/03/2018

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.

Tony Douglass

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**Indicative Selling Price**

\$265,000 - \$290,000

**Median House Price**

Year ending June 2018: \$447,500


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**Rooms:** 4**Property Type:**

Agent Comments

Ripe and ready for a renovation and with the CBD on your doorstep, this home is a blank canvas. Original throughout it comprises three bedrooms, lounge, kitchen/meals, bath and storage. Offering huge potential (STCA) within walking distance to hospital, shops, cafes and restaurants, this property is sure to create plenty of interest!

## Comparable Properties

**217 Doveton St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

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**Price:** \$263,000**Method:** Auction Sale**Date:** 23/06/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 350 sqm approx**15 Essex St BALLARAT CENTRAL 3350 (VG)**

Agent Comments

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**Price:** \$260,000**Method:** Sale**Date:** 08/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 351 sqm approx**322 Raglan St.S BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

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**Price:** \$255,000**Method:** Private Sale**Date:** 27/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 400 sqm approx