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3   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 463 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$560,000 - \$580,000  
**Median House Price**  
Year ending June 2017: \$385,000

## Comparable Properties



**1b Devon St LAKE WENDOUREE 3350 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 12/05/2017  
**Rooms:** 4  
**Property Type:** House



**217 Lyons St.N BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 08/03/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 383 sqm approx



**604 Lydiard St.N SOLDIERS HILL 3350 (REI)**

**Agent Comments**

3   2   1

**Price:** \$506,000  
**Method:** Private Sale  
**Date:** 30/06/2017  
**Rooms:** 5  
**Property Type:** House (Res)

## 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

308a Drummond Street North, 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

\$560,000

&

\$580,000

#### Median sale price

Median price

\$385,000

House

X

Suburb or locality

Ballarat Central

Period - From

01/07/2016

to

30/06/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
1b Devon St LAKE WENDOUREE 3350	\$590,000	12/05/2017
217 Lyons St.N BALLARAT CENTRAL 3350	\$510,000	08/03/2017
604 Lydiard St.N SOLDIERS HILL 3350	\$506,000	30/06/2017