

#### Property offered for sale

Address: 418 Drummond Street North Ballarat Central

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$900,000 & \$990,000

#### Median sale price

Median price: \$472,500 House Suburb: Ballarat Central  
Period - From: 01/01/2018 to 31/03/2018 Source: PDOL

#### Comparable property sales

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.



**32 Victoria Av**  
**LAKE WENDOUREE**  
Sold by Private Sale \$896,000  
Date Sold 20/02/2017  
Land 789 SqM

3



**5 Elliott St**  
**LAKE WENDOUREE**  
Just metres from the foreshore of Lake Wendouree and architecturally designed over two superb levels, this large scale  
Sold by Private Sale \$945,000  
Date Sold 21/12/2016  
Land 683 SqM

5 2 2



**334 Wendouree Pde**  
**LAKE WENDOUREE**  
Sitting in possibly the best part of Wendouree Parade on a slightly elevated site is this stylish 1950 home that has been  
Sold by Private Sale \$1,070,000  
Date Sold 28/02/2018  
Land 730 SqM

3 2 1