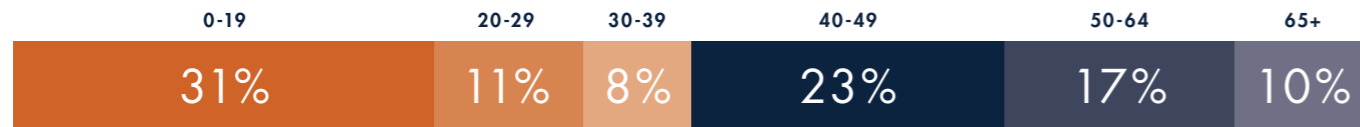
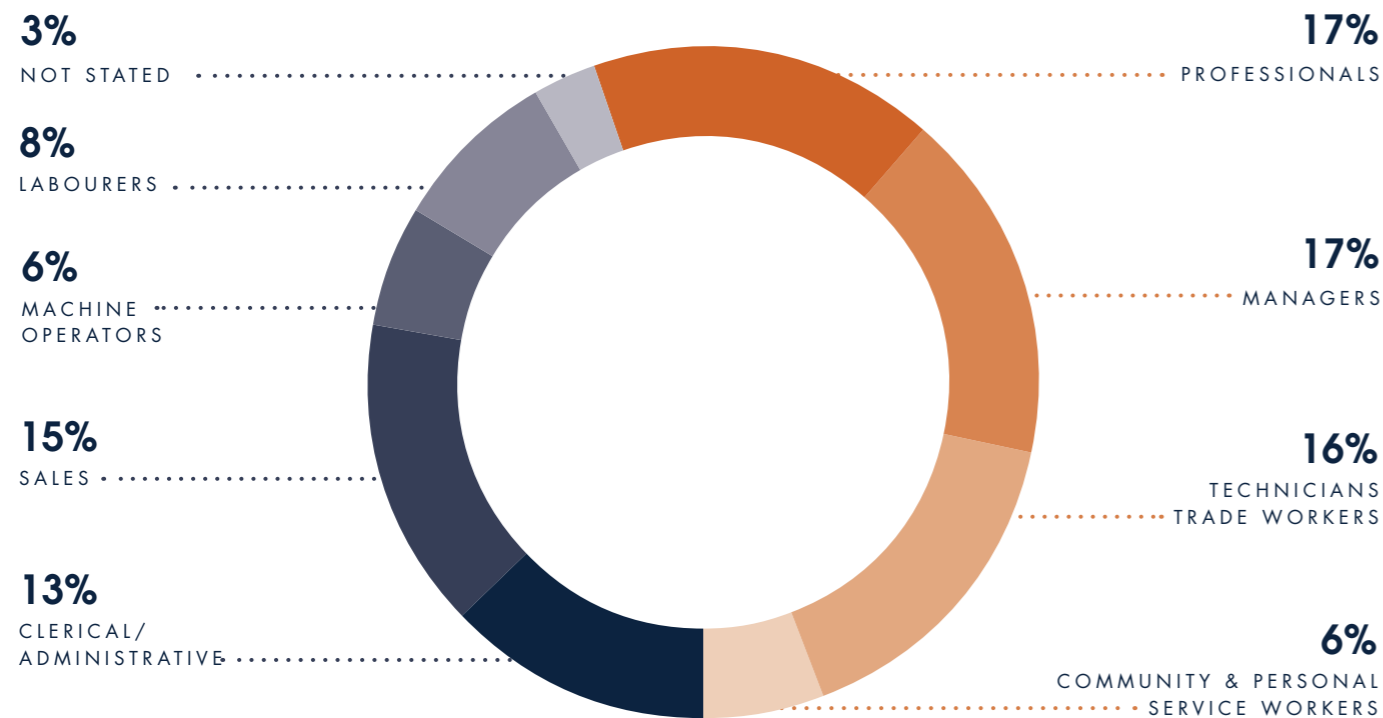


## WHO LIVES IN THE SUBURB

### AGE RANGE



### OCCUPATIONS



## THE CURRENT VALUE OF THE REAL ESTATE MARKET

Median house price - Ballarat  
**\$400,845**

House price growth over last 3 years  
**4.05%**

Median House & Land - Delacombe  
**\$385,000**

Average rent per week  
**\$300**

Average rental return  
**5.60%**

## INFRASTRUCTURE INVESTMENT PROJECTS

**\$51** MILLION  
**BALLARAT STATION PRECINCT**

**\$55.71** MILLION  
**BALLARAT LINE UPGRADE**

**\$7** MILLION  
**MAIR STREET REDEVELOPMENT**

**\$38** MILLION  
**BALLARAT LINK ROAD**

**\$9.3** MILLION  
**CBD CYCLING NETWORK**

**\$2.95** MILLION  
**SEBASTOPOL LIBRARY**

## LOCAL AMENITIES

MEDICAL	
BALLARAT HEALTH SERVICES	6KM
ST JOHN OF GOD HOSPITAL	6KM
EDUCATION	
MAGPIE PRIMARY SCHOOL	5KM
DELACOMBE PRIMARY SCHOOL	2KM
BALLARAT HIGH SCHOOL	5KM
THE UNIVERSITY OF MELBOURNE	6KM
FEDERATION UNIVERSITY	9KM
PARKS & RESERVES	
BALLARAT WILDLIFE PARK	9KM
BALLARAT BOTANICAL GARDENS	8KM
SOVEREIGN HILL HISTORICAL PARK	6KM

SHOPPING	
DELACOMBE TOWN CENTRE	2KM
MYER	6KM
TRANSPORT	
BALLARAT AIRPORT	13KM
BALLARAT STATION	6KM
BALLARAT CITY CENTRE	6KM
MELBOURNE	120KM
GEELONG	86KM
HORSHAM	187KM
BENDIGO	123KM

Data sourced from REA and homesales.com.au. All facts and data are a guide only. Please consult your professional advisor.

