

# 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

1/411 Drummond Street, 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

\$390,000

&

\$410,000

### Median sale price

Median price

\$432,500

Property Type

Unit

Suburb

Ballarat Central

Period - From

27/07/2022

to

26/07/2023

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 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
1	2/223 Ascot St.S BALLARAT CENTRAL 3350	\$405,000	21/02/2022
2	425 Drummond St.S BALLARAT CENTRAL 3350	\$400,000	08/12/2022
3	423 Drummond St.S BALLARAT CENTRAL 3350	\$390,000	13/09/2022

**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 18 months.~~

This Statement of Information was prepared on:

27/07/2023 15:56



2   -  

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$390,000 - \$410,000

**Median Unit Price**

27/07/2022 - 26/07/2023: \$432,500

## Comparable Properties



**2/223 Ascot St.S BALLARAT CENTRAL 3350 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$405,000

**Method:** Private Sale

**Date:** 21/02/2022

**Property Type:** Unit

**Land Size:** 231 sqm approx



**425 Drummond St.S BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**

2   1   1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 08/12/2022

**Property Type:** Townhouse (Res)

**Land Size:** 140 sqm approx



**423 Drummond St.S BALLARAT CENTRAL 3350 (REI)**

**Agent Comments**

2   1   1

**Price:** \$390,000

**Method:** Private Sale

**Date:** 13/09/2022

**Property Type:** Townhouse (Res)

**Land Size:** 140 sqm approx

**Account -** Fletchers | P: 03 5333 4797