

## 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 and  
postcode

106 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) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,500

Property type

House

Suburb

Ballarat Central

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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

4A ESSEX STREET BALLARAT CENTRAL VIC 3350	\$795,000	29-Dec-22
1153 EYRE STREET NEWINGTON VIC 3350	\$745,000	26-May-23
47 LOCH AVENUE BALLARAT CENTRAL VIC 3350	\$740,000	22-Jun-23

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: 02 August 2023


**4A ESSEX STREET BALLARAT  
CENTRAL VIC 3350**

3 2 4

**Sold Price \$795,000 Sold Date 29-Dec-22**
**Distance 0.74km**

**1153 EYRE STREET NEWINGTON  
VIC 3350**

3 2 2

**Sold Price \$745,000 Sold Date 26-May-23**
**Distance 1.3km**

**47 LOCH AVENUE BALLARAT  
CENTRAL VIC 3350**

3 2 1

**Sold Price <sup>RS</sup>\$740,000 Sold Date 22-Jun-23**
**Distance 1.25km**
**RS = Recent sale**
**UN = Undisclosed Sale**

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