

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

2/412 Drummond Street North, Ballarat Central Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$275,000

&

\$295,000

Median sale price

Median price

\$400,000

Property Type

Unit

Suburb

Ballarat Central

Period - From

01/03/2023

to

29/02/2024

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	5/304 Clarendon St SOLDIERS HILL 3350	\$340,000	03/11/2023
2	3/304 Clarendon St SOLDIERS HILL 3350	\$330,000	15/08/2023
3	3/1110 Gregory St LAKE WENDOUREE 3350	\$270,000	12/01/2024

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:

01/03/2024 17:24



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1 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$275,000 - \$295,000
Median Unit Price
01/03/2023 - 29/02/2024: \$400,000

Comparable Properties



5/304 Clarendon St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

1 1 1

Price: \$340,000
Method: Private Sale
Date: 03/11/2023
Rooms: 4
Property Type: Apartment



3/304 Clarendon St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

1 1 -

Price: \$330,000
Method: Private Sale
Date: 15/08/2023
Property Type: Flat
Land Size: 200 sqm approx



3/1110 Gregory St LAKE WENDOUREE 3350 (REI)

Agent Comments

1 1 1

Price: \$270,000
Method: Private Sale
Date: 12/01/2024
Property Type: Unit

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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