

# 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 206 Drummond Street South, Ballarat Central Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,240,000 & \$1,280,000

### Median sale price

Median price \$637,500 Property Type House Suburb Ballarat Central

Period - From 12/06/2023 to 11/06/2024 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	2 Brawn Av LAKE WENDOUREE 3350	\$1,450,000	07/03/2024
2	103 Windermere St BALLARAT CENTRAL 3350	\$1,300,000	11/01/2024
3	701 South St BALLARAT CENTRAL 3350	\$1,200,000	15/04/2024

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: 12/06/2024 11:56



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**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,240,000 - \$1,280,000  
**Median House Price**  
12/06/2023 - 11/06/2024: \$637,500

## Comparable Properties



**2 Brawn Av LAKE WENDOUREE 3350 (REI/VG)** **Agent Comments**

4 3 2

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 07/03/2024  
**Property Type:** House  
**Land Size:** 645 sqm approx



**103 Windermere St BALLARAT CENTRAL 3350 (REI/VG)** **Agent Comments**

3 2 1

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 11/01/2024  
**Property Type:** House (Res)  
**Land Size:** 773 sqm approx



**701 South St BALLARAT CENTRAL 3350 (REI)** **Agent Comments**

3 2 3

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 15/04/2024  
**Property Type:** House  
**Land Size:** 690 sqm approx