

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 308 Drummond Street North, 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 \$760,000 & \$820,000

### Median sale price

Median price \$615,000 Property Type House Suburb Ballarat Central

Period - From 20/03/2023 to 19/03/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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	424 Ligar St SOLDIERS HILL 3350	\$822,000	10/02/2024
2	3 Macarthur St SOLDIERS HILL 3350	\$785,000	05/02/2024
3	305 Urquhart St BALLARAT CENTRAL 3350	\$770,000	15/12/2023

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 20/03/2024 17:31



 3  3  1

**Property Type:** House (Res)

**Land Size:** 374 sqm approx

Agent Comments

**Indicative Selling Price**

\$760,000 - \$820,000

**Median House Price**

20/03/2023 - 19/03/2024: \$615,000

## Comparable Properties



**424 Ligar St SOLDIERS HILL 3350 (REI)**

Agent Comments

 3  2  1

**Price:** \$822,000

**Method:** Private Sale

**Date:** 10/02/2024

**Property Type:** House (Res)

**Land Size:** 659 sqm approx



**3 Macarthur St SOLDIERS HILL 3350 (REI)**

Agent Comments

 3  2  1

**Price:** \$785,000

**Method:** Private Sale

**Date:** 05/02/2024

**Property Type:** House

**Land Size:** 856 sqm approx



**305 Urquhart St BALLARAT CENTRAL 3350 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$770,000

**Method:** Private Sale

**Date:** 15/12/2023

**Property Type:** House

**Land Size:** 451 sqm approx

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