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	311 Drummond Street North, Lake Wendouree Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$1,112,500	Pro	perty Type	House		Suburb	Lake Wendouree
Period - From	01/10/2023	to	31/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	107a Lyons St.S BALLARAT CENTRAL 3350	\$1,100,000	04/12/2023
2	414 Drummond St.N BALLARAT CENTRAL 3350	\$1,100,000	19/12/2023
3	227 Raglan St.S BALLARAT CENTRAL 3350	\$1,040,000	30/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	28/03/2024 11:45





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Indicative Selling Price \$1,000,000 - \$1,070,000 **Median House Price**

December quarter 2023: \$1,112,500

Agent Comments

Agent Comments

Agent Comments



Property Type: House Land Size: 552 sqm approx **Agent Comments**

Comparable Properties



107a Lyons St.S BALLARAT CENTRAL 3350

(REI)

Price: \$1,100,000 Method: Private Sale Date: 04/12/2023 Property Type: House



3350 (REI)



Price: \$1,100,000 Method: Private Sale Date: 19/12/2023 Property Type: House Land Size: 782 sqm approx

227 Raglan St.S BALLARAT CENTRAL 3350

(REI)

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Price: \$1,040,000 Method: Private Sale Date: 30/10/2023 Property Type: House Land Size: 664 sqm approx

Account - Fletchers | P: 03 5333 4797





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