

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

311 Drummond Street North, Lake Wendouree Vic 3350

Indicative selling price

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

Range between

\$1,000,000

&

\$1,070,000

Median sale price

Median price

\$1,112,500

Property 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.

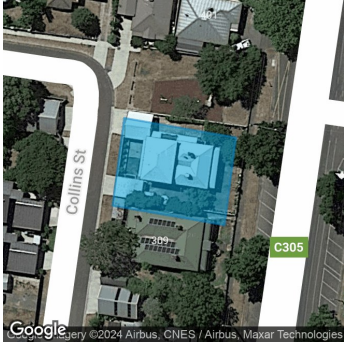
	Address of comparable property	Price	Date of sale
1	107a Lyons St.S BALLARAT CENTRAL 3350	\$1,100,000	04/12/2023
2	414 Drummond St.N BALLARAT CENTRAL 3350	\$1,100,000	19/12/2023
3	227 Raglan St.S BALLARAT CENTRAL 3350	\$1,040,000	30/10/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties 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



4 2 3

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

Indicative Selling Price
\$1,000,000 - \$1,070,000
Median House Price
December quarter 2023: \$1,112,500

Comparable Properties



107a Lyons St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

4 3 3

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



414 Drummond St.N BALLARAT CENTRAL 3350 (REI)

Agent Comments

5 1 6

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)

Agent Comments

5 2 2

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