

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

4/412 Drummond Street North, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$350,000

&

\$380,000

Median sale price

Median price

\$400,000

Property Type

Unit

Suburb

Ballarat Central

Period - From

01/04/2023

to

31/03/2024

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 eighteen 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	6/2 Albert St BALLARAT CENTRAL 3350	\$385,000	06/11/2023
2	7/2 Albert St BALLARAT CENTRAL 3350	\$380,000	10/05/2023
3			

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 eighteen months.

This Statement of Information was prepared on:

08/07/2024 15:30



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Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$350,000 - \$380,000
Median Unit Price
Year ending March 2024: \$400,000

Comparable Properties



6/2 Albert St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

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Price: \$385,000
Method: Private Sale
Date: 06/11/2023
Rooms: 5
Property Type: Apartment



7/2 Albert St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

 2  1  -

Price: \$380,000
Method: Private Sale
Date: 10/05/2023
Property Type: House (Res)

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 eighteen months.

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