

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 410 Drummond Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$605,000 Property Type House 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 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	701 Skipton St REDAN 3350	\$490,000	20/02/2024
2	607 Sebastopol St REDAN 3350	\$485,000	23/04/2024
3	711 South St BALLARAT CENTRAL 3350	\$462,000	12/03/2024

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: 15/05/2024 15:04



Property Type: House (Previously Occupied - Detached)

Land Size: 537 sqm approx

Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price
Year ending March 2024: \$605,000

Comparable Properties



701 Skipton St REDAN 3350 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 20/02/2024

Property Type: House

Land Size: 504 sqm approx



607 Sebastopol St REDAN 3350 (REI)

Agent Comments



Price: \$485,000

Method: Private Sale

Date: 23/04/2024

Property Type: House

Land Size: 544 sqm approx



711 South St BALLARAT CENTRAL 3350 (REI) Agent Comments



Price: \$462,000

Method: Private Sale

Date: 12/03/2024

Property Type: House

Land Size: 335 sqm approx