

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 524 Drummond Street South, Redan Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$475,000 & \$505,000

Median sale price

Median price \$485,000 Property Type House Suburb Redan

Period - From 01/07/2023 to 30/09/2023 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	101a South St BALLARAT CENTRAL 3350	\$500,000	24/02/2023
2	3 Urquhart St BALLARAT CENTRAL 3350	\$485,000	03/05/2023
3	127 Errard St BALLARAT CENTRAL 3350	\$473,000	20/05/2023

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: 06/11/2023 19:53



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Property Type: House (Res)

Land Size: 390 sqm approx

Agent Comments

Indicative Selling Price

\$475,000 - \$505,000

Median House Price

September quarter 2023: \$485,000

Comparable Properties



101a South St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

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Price: \$500,000

Method: Private Sale

Date: 24/02/2023

Property Type: House (Res)

Land Size: 272 sqm approx



3 Urquhart St BALLARAT CENTRAL 3350 (VG) Agent Comments

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Price: \$485,000

Method: Sale

Date: 03/05/2023

Property Type: House (Res)

Land Size: 343 sqm approx

127 Errard St BALLARAT CENTRAL 3350 (VG) Agent Comments

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Price: \$473,000

Method: Sale

Date: 20/05/2023

Property Type: Development Site (Res)

Land Size: 251 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300