

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

16/412 Drummond Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$275,000

&

\$290,000

Median sale price

Median price \$272,500

House

Unit

X

Suburb or locality

Ballarat Central

Period - From 01/04/2017

to

31/03/2018

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	3/117 Ripon St.S BALLARAT CENTRAL 3350	\$280,000	12/09/2017
2	803 Cosmopolitan PI BALLARAT CENTRAL 3350	\$262,500	14/02/2017
3	4/412 Drummond St.N BALLARAT CENTRAL 3350	\$255,750	14/02/2018

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.



2
 1
 Single Carpor
t

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$275,000 - \$290,000
Median Unit Price
 Year ending March 2018: \$272,500

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



3/117 Ripon St.S BALLARAT CENTRAL 3350 (REI) [Agent Comments](#)

2
 1
 1

Price: \$280,000
Method: Private Sale
Date: 12/09/2017
Rooms: -
Property Type: Unit



803 Cosmopolitan Pl BALLARAT CENTRAL 3350 (REI) [Agent Comments](#)

2
 1
 1

Price: \$262,500
Method: Private Sale
Date: 14/02/2017
Rooms: -
Property Type: Townhouse (Single)



4/412 Drummond St.N BALLARAT CENTRAL 3350 (REI) [Agent Comments](#)

2
 1
 1

Price: \$255,750
Method: Private Sale
Date: 14/02/2018
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)