

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

328 Drummond Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$620,000

&

\$640,000

Median sale price

Median price

\$625,000

Property Type

House

Suburb

Ballarat Central

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	313 Talbot St.S BALLARAT CENTRAL 3350	\$660,000	31/07/2023
2	424A Ascot St BALLARAT CENTRAL 3350	\$615,000	04/05/2023
3	309 Drummond St.S BALLARAT CENTRAL 3350	\$605,000	11/04/2023

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:

31/10/2023 10:49



Property Type: House (Res)

Land Size: 415 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$640,000

Median House Price

September quarter 2023: \$625,000

Comparable Properties



313 Talbot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 31/07/2023

Property Type: House

Land Size: 518 sqm approx

424A Ascot St BALLARAT CENTRAL 3350 (VG)

Agent Comments



Price: \$615,000

Method: Sale

Date: 04/05/2023

Property Type: House (Res)



309 Drummond St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 11/04/2023

Property Type: House