

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 and
postcode

425 DRUMMOND STREET SOUTH BALLARAT CENTRAL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Ballarat Central

Period-from

01 Dec 2021

to

30 Nov 2022

Source

Corelogic

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
423 DRUMMOND STREET SOUTH BALLARAT CENTRAL VIC 3350	\$390,000	13-Sep-22
421-425 DRUMMOND STREET SOUTH BALLARAT CENTRAL VIC 3350	\$390,000	02-Nov-22
1/514 WINDERMERE STREET REDAN VIC 3350	\$427,500	26-Apr-22

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: 01 December 2022



**423 DRUMMOND STREET SOUTH
BALLARAT CENTRAL VIC 3350**

2 1 1

Sold Price **\$390,000** Sold Date **13-Sep-22**

Distance **0km**



**421-425 DRUMMOND STREET
SOUTH BALLARAT CENTRAL VIC
3350**

2 1 1

Sold Price ^{RS} **\$390,000** Sold Date **02-Nov-22**

Distance **0.01km**



**1/514 WINDERMERE STREET
REDAN VIC 3350**

2 1 1

Sold Price **\$427,500** Sold Date **26-Apr-22**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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