

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

309 Drummond Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$687,500

Property Type

House

Suburb

Ballarat Central

Period - From

01/01/2022

to

31/12/2022

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	16 James St GOLDEN POINT 3350	\$649,000	05/12/2022
2	3 Nightingale St NEWINGTON 3350	\$635,000	13/01/2023
3	916 Eyre St BALLARAT CENTRAL 3350	\$620,000	15/11/2022

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:

20/02/2023 11:00

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 3  1  2

Property Type: House
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median House Price
Year ending December 2022: \$687,500

Comparable Properties



16 James St GOLDEN POINT 3350 (REI/VG)

Agent Comments

 3  2  1

Price: \$649,000
Method: Private Sale
Date: 05/12/2022
Property Type: House
Land Size: 504 sqm approx



3 Nightingale St NEWINGTON 3350 (REI)

Agent Comments

 2  1  2

Price: \$635,000
Method: Private Sale
Date: 13/01/2023
Property Type: House
Land Size: 459 sqm approx



916 Eyre St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

 3  1  2

Price: \$620,000
Method: Private Sale
Date: 15/11/2022
Property Type: House
Land Size: 508 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922