

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

308 Drummond Street North, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$610,000

&

\$650,000

Median sale price

Median price \$414,000

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/01/2017

to

31/12/2017

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 | 606 South St BALLARAT CENTRAL 3350 | \$667,000 | 06/12/2017 |
| 2 | 606 Sebastopol St BALLARAT CENTRAL 3350 | \$645,000 | 23/10/2017 |
| 3 | 1007 Dana St BALLARAT CENTRAL 3350 | \$605,000 | 16/11/2017 |

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.

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Indicative Selling Price

\$610,000 - \$650,000

Median House Price

Year ending December 2017: \$414,000



3 2 1

Rooms: 5**Property Type:** House (Res)

Agent Comments

Step inside and instantly enjoy the light filled spacious rooms, offering comfort with beautiful period features. The formal lounge boasts bay windows, 11 foot ceilings, gas fireplace & polished timber floorboards whilst capturing the afternoon sun. Open plan living / dining / kitchen exudes quality, with stone benchtops and stainless steel appliances, which then flows out to the private rear decking & courtyard area offering little to no maintenance.

Comparable Properties

**606 South St BALLARAT CENTRAL 3350 (REI)** Agent Comments

3 2 2

Price: \$667,000**Method:** Private Sale**Date:** 06/12/2017**Rooms:** -**Property Type:** House**606 Sebastopol St BALLARAT CENTRAL 3350 (REI)** Agent Comments

3 2 2

Price: \$645,000**Method:** Private Sale**Date:** 23/10/2017**Rooms:** -**Property Type:** House**Land Size:** 489 sqm approx**1007 Dana St BALLARAT CENTRAL 3350 (REI/VG)** Agent Comments

3 1 2

Price: \$605,000**Method:** Private Sale**Date:** 16/11/2017**Rooms:** 4**Property Type:** House**Land Size:** 519 sqm approx