

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

417 DRUMMOND STREET NORTH LAKE WENDOUREE 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

\$725,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,242,500

Property type

House

Suburb

Lake Wendouree

Period-from

01 Jan 2024

to

31 Dec 2024

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

405 DRUMMOND STREET NORTH LAKE WENDOUREE VIC 3350	\$730,000	21-Nov-24
106 DRUMMOND STREET SOUTH BALLARAT CENTRAL VIC 3350	\$770,000	15-Aug-23
1006 EYRE STREET BALLARAT CENTRAL VIC 3350	\$750,000	20-Dec-23

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: 08 January 2025



**405 DRUMMOND STREET NORTH
LAKE WENDOUREE VIC 3350**

3 1 1

Sold Price

^{RS}

\$730,000

Sold Date

21-Nov-24

Distance

0.11km



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

3 2 1

Sold Price

\$770,000

Sold Date

15-Aug-23

Distance

1.35km



**1006 EYRE STREET BALLARAT
CENTRAL VIC 3350**

3 2 2

Sold Price

\$750,000

Sold Date

20-Dec-23

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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