

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

4/412 Drummond Street North, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$240,000

&

\$260,000

Median sale price

Median price

\$265,000

House

Unit

X

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	5/12 Pisgah St BALLARAT CENTRAL 3350	\$250,000	07/04/2017
2	4/15 Little Raglan St BALLARAT CENTRAL 3350	\$246,000	23/05/2017
3	5/1 Hillside Dr BALLARAT NORTH 3350	\$240,000	25/09/2017

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.~~



Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$240,000 - \$260,000
Median Unit Price
Year ending December 2017: \$265,000

Comparable Properties



5/12 Pisgah St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 07/04/2017
Rooms: -
Property Type: Unit
Land Size: 180 sqm approx



4/15 Little Raglan St BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$246,000
Method: Private Sale
Date: 23/05/2017
Rooms: 4
Property Type: Unit



5/1 Hillside Dr BALLARAT NORTH 3350 (REI)

Agent Comments



Price: \$240,000
Method: Private Sale
Date: 25/09/2017
Rooms: -
Property Type: Unit