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

405 Drummond Street North, Lake Wendouree Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$795,000		&		\$835,000			
Median sale p	rice							
Median price	\$1,180,000	Pro	operty Type	Hou	ise		Suburb	Lake Wendouree
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	211 Lyons St.N BALLARAT CENTRAL 3350	\$862,500	20/10/2023
2	12 Chisholm St SOLDIERS HILL 3350	\$857,000	08/03/2024
3	11 Windermere St BALLARAT CENTRAL 3350	\$845,000	21/12/2023

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:

16/04/2024 12:47









Property Type: House Agent Comments

Indicative Selling Price \$795,000 - \$835,000 Median House Price Year ending March 2024: \$1,180,000

Comparable Properties



211 Lyons St.N BALLARAT CENTRAL 3350 (REI)



Price: \$862,500 Method: Private Sale Date: 20/10/2023 Property Type: House Land Size: 587 sqm approx

12 Chisholm St SOLDIERS HILL 3350 (REI/VG) Agent Comments

Agent Comments



Price: \$857,000 Method: Private Sale Date: 08/03/2024 Property Type: House Land Size: 699 sqm approx



11 Windermere St BALLARAT CENTRAL 3350 Agent Comments (REI/VG)



Price: \$845,000 Method: Private Sale Date: 21/12/2023 Property Type: House Land Size: 700 sqm approx

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propertydata

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