

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$795,000

&

\$835,000

### Median sale price

Median price

\$1,180,000

Property Type

House

Suburb

Lake Wendouree

Period - From

01/04/2023

to

31/03/2024

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	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



 3  1  1

**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)**

Agent Comments

 3  1  1

**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

 3  1  2

**Price:** \$857,000

**Method:** Private Sale

**Date:** 08/03/2024

**Property Type:** House

**Land Size:** 699 sqm approx



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

 3  1  3

**Price:** \$845,000

**Method:** Private Sale

**Date:** 21/12/2023

**Property Type:** House

**Land Size:** 700 sqm approx

**Account -** Fletchers | P: 03 5333 4797