

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

7/412 Drummond Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$295,000

&

\$315,000

Median sale price

Median price

\$355,000

Property Type

Unit

Suburb

Ballarat Central

Period - From

01/10/2023

to

30/09/2024

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	3/412 Drummond St.N BALLARAT CENTRAL 3350	\$290,000	22/04/2024
2	2/412 Drummond St.N BALLARAT CENTRAL 3350	\$285,000	10/04/2024
3	1/406 Drummond St.S BALLARAT CENTRAL 3350	\$350,000	23/10/2023

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:

01/11/2024 11:56



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$295,000 - \$315,000

Median Unit Price

Year ending September 2024: \$355,000

Comparable Properties



**3/412 Drummond St.N BALLARAT CENTRAL
3350 (REI/VG)**

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 22/04/2024

Property Type: Apartment



**2/412 Drummond St.N BALLARAT CENTRAL
3350 (REI/VG)**

Agent Comments



Price: \$285,000

Method: Private Sale

Date: 10/04/2024

Property Type: Unit



**1/406 Drummond St.S BALLARAT CENTRAL
3350 (REI/VG)**

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 23/10/2023

Property Type: Unit

Account - Fletchers | P: 03 5333 4797