

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

301b Drummond Street North, Lake Wendouree Vic 3350

Indicative selling price

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

Range between \$645,000 & \$665,000

Median sale price

Median price \$780,000 Property Type House Suburb Lake Wendouree

Period - From 30/10/2019 to 29/10/2020 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	17 Windermere St BALLARAT CENTRAL 3350	\$645,000	23/09/2020
2	713 Dana St BALLARAT CENTRAL 3350	\$640,000	16/07/2020
3	524 Mair St BALLARAT CENTRAL 3350	\$580,000	13/05/2020

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:

30/10/2020 14:36

301b Drummond Street North, Lake Wendouree Vic 3350

Nathan Baker
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Indicative Selling Price

\$645,000 - \$665,000

Median House Price

30/10/2019 - 29/10/2020: \$780,000



3 1 1

Property Type: House

Land Size: 360 sqm approx

Agent Comments

Comparable Properties



17 Windermere St BALLARAT CENTRAL 3350 (REI)

Agent Comments

3 2 2

Price: \$645,000

Method: Private Sale

Date: 23/09/2020

Rooms: 5

Property Type: House (Res)



713 Dana St BALLARAT CENTRAL 3350 (VG)

Agent Comments

3 - -

Price: \$640,000

Method: Sale

Date: 16/07/2020

Property Type: House (Res)

Land Size: 294 sqm approx



524 Mair St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$580,000

Method: Private Sale

Date: 13/05/2020

Rooms: 4

Property Type: House (Res)

Land Size: 444 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501