

# 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 206 Drummond Street South, Ballarat Central Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,135,000 & \$1,165,000

### Median sale price

Median price \$565,000 Property Type House Suburb Ballarat Central

Period - From 28/10/2023 to 27/10/2024 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 | 28 Windermere St BALLARAT CENTRAL 3350 | \$1,395,000 | 25/05/2024   |
| 2 | 701 South St BALLARAT CENTRAL 3350     | \$1,200,000 | 15/04/2024   |
| 3 | 4 Talbot St.S BALLARAT CENTRAL 3350    | \$1,375,000 | 20/12/2023   |

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: 28/10/2024 09:28



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,135,000 - \$1,165,000

Median House Price

28/10/2023 - 27/10/2024: \$565,000

## Comparable Properties



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

4 2 2

Price: \$1,395,000

Method: Private Sale

Date: 25/05/2024

Property Type: House

Land Size: 673 sqm approx



701 South St BALLARAT CENTRAL 3350 (REI) Agent Comments

3 2 3

Price: \$1,200,000

Method: Private Sale

Date: 15/04/2024

Property Type: House

Land Size: 690 sqm approx



4 Talbot St.S BALLARAT CENTRAL 3350 (REI) Agent Comments

3 1 -

Price: \$1,375,000

Method: Private Sale

Date: 20/12/2023

Property Type: House

Account - Fletchers | P: 03 5333 4797



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