

## 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 and  
postcode

1/412 Drummond Street North 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$245,000

&

\$265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$270,000

Property type

Unit

Suburb

Ballarat Central

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

### 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 1/18 Webster Street Ballarat Central VIC 3350 | \$229,999 | 18-Nov-19 |
| 2/708 Gregory Street Soldiers Hill VIC 3350   | \$270,000 | 17-Apr-19 |
| 7/1110 Gregory Street Lake Wendouree VIC 3350 | \$211,000 | 05-Jun-19 |

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: 04 March 2020

# McGrath

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**1/18 Webster Street Ballarat Central VIC 3350**

1 1 1

Sold Price **\$229,999** Sold Date **18-Nov-19**

Distance **0.65km**



**2/708 Gregory Street Soldiers Hill VIC 3350**

2 1 1

Sold Price **\$270,000** Sold Date **17-Apr-19**

Distance **0.89km**



**7/1110 Gregory Street Lake Wendouree VIC 3350**

1 1 1

Sold Price **\$211,000** Sold Date **05-Jun-19**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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