

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

1/320 Windermere Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between

\$375,000

&

\$395,000

Median sale price

Median price

\$317,500

Property Type

Unit

Suburb

Ballarat Central

Period - From

11/12/2023

to

10/12/2024

Source

Property Data

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	2/503 Errard St.S REDAN 3350	\$395,000	23/08/2024
2	1/411 Drummond St.S BALLARAT CENTRAL 3350	\$385,000	08/01/2024
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:

11/12/2024 11:52



2 1 1

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$375,000 - \$395,000
Median Unit Price
11/12/2023 - 10/12/2024: \$317,500

Comparable Properties



2/503 Errard St.S REDAN 3350 (REI)

Agent Comments

2 1 1

Price: \$395,000
Method: Private Sale
Date: 23/08/2024
Property Type: House



1/411 Drummond St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

2 1 1

Price: \$385,000
Method: Private Sale
Date: 08/01/2024
Rooms: 4
Property Type: Unit



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

Agent Comments

2 1 1

Price: \$350,000
Method: Private Sale
Date: 23/10/2023
Property Type: Unit

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300