

# 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

2/412 Drummond Street North, Ballarat Central Vic 3350

### Indicative selling price

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

Range between \$275,000 & \$295,000

### Median sale price

Median price \$400,000 Property Type Unit Suburb Ballarat Central

Period - From 01/03/2023 to 29/02/2024 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 | 5/304 Clarendon St SOLDIERS HILL 3350 | \$340,000 | 03/11/2023   |
| 2 | 3/304 Clarendon St SOLDIERS HILL 3350 | \$330,000 | 15/08/2023   |
| 3 | 3/1110 Gregory St LAKE WENDOUREE 3350 | \$270,000 | 12/01/2024   |

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:

01/03/2024 17:24

2/412 Drummond Street North, Ballarat Central Vic 3350



Scott Petrie

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**Indicative Selling Price**

\$275,000 - \$295,000

**Median Unit Price**

01/03/2023 - 29/02/2024: \$400,000



1 1 1

**Rooms:** 3

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**5/304 Clarendon St SOLDIERS HILL 3350**  
(REI/VG)

**Agent Comments**

1 1 1

**Price:** \$340,000

**Method:** Private Sale

**Date:** 03/11/2023

**Rooms:** 4

**Property Type:** Apartment



**3/304 Clarendon St SOLDIERS HILL 3350**  
(REI/VG)

**Agent Comments**

1 1 -

**Price:** \$330,000

**Method:** Private Sale

**Date:** 15/08/2023

**Property Type:** Flat

**Land Size:** 200 sqm approx



**3/1110 Gregory St LAKE WENDOUREE 3350**  
(REI)

**Agent Comments**

1 1 1

**Price:** \$270,000

**Method:** Private Sale

**Date:** 12/01/2024

**Property Type:** Unit

**Account** - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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