

# 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

410 Drummond Street South, 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 \$425,000 & \$465,000

### Median sale price

Median price \$550,000 Property Type House Suburb Ballarat Central

Period - From 01/01/2024 to 31/03/2024 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.

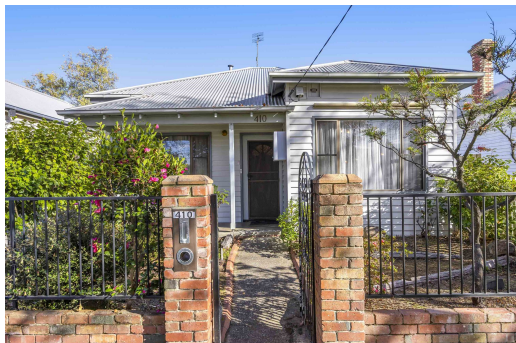
	Address of comparable property	Price	Date of sale
1	711 South St BALLARAT CENTRAL 3350	\$462,000	12/03/2024
2	901a Eyre St BALLARAT CENTRAL 3350	\$442,000	25/01/2024
3	319 Ascot St.S BALLARAT CENTRAL 3350	\$425,000	08/12/2022

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:

08/06/2024 16:58



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**Property Type:** House  
**Land Size:** 516 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$425,000 - \$465,000  
**Median House Price**  
March quarter 2024: \$550,000

## Comparable Properties



711 South St BALLARAT CENTRAL 3350 (REI) **Agent Comments**

3 1 2

**Price:** \$462,000  
**Method:** Private Sale  
**Date:** 12/03/2024  
**Property Type:** House  
**Land Size:** 335 sqm approx



901a Eyre St BALLARAT CENTRAL 3350 (REI/VG) **Agent Comments**

3 1 -

**Price:** \$442,000  
**Method:** Private Sale  
**Date:** 25/01/2024  
**Property Type:** House  
**Land Size:** 510 sqm approx



319 Ascot St.S BALLARAT CENTRAL 3350 (REI) **Agent Comments**

3 1 1

**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 08/12/2022  
**Property Type:** House (Res)  
**Land Size:** 365 sqm approx

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