

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 1 519 Drummond Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$315,000 & \$330,000

Median sale price

Median price \$290,750 Property Type Unit Suburb Ballarat Central

Period - From 16/03/2020 to 15/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/111 Leith St REDAN 3350	\$327,000	09/02/2021
2	3/1110 Dana St BALLARAT CENTRAL 3350	\$307,500	29/09/2020
3	2/711 Ripon St.S REDAN 3350	\$305,000	28/02/2021

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 16/03/2021 14:21

1 519 Drummond Street South, Ballarat Central Vic 3350



Property Type:
Agent Comments

Indicative Selling Price
\$315,000 - \$330,000
Median Unit Price
16/03/2020 - 15/03/2021: \$290,750

Comparable Properties



2/111 Leith St REDAN 3350 (REI/VG)

Agent Comments



Price: \$327,000
Method: Private Sale
Date: 09/02/2021
Property Type: Flat/Unit/Apartment (Res)
Land Size: 154 sqm approx



3/1110 Dana St BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments



Price: \$307,500
Method: Private Sale
Date: 29/09/2020
Property Type: Unit

2/711 Ripon St.S REDAN 3350 (REI)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 28/02/2021
Property Type: Flat/Unit/Apartment (Res)
Land Size: 232 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.