

## 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

74 Progress Road, Dereel Vic 3352

#### Indicative selling price

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

Single price \$430,000

#### Median sale price

Median price House Unit Suburb or locality Dereel

Period - From to 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 eighteen 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	204 Ferrers Rd DEREEL 3352	\$440,000	09/05/2017
2	39 Spring Rd CORINDHAP 3352	\$430,000	31/01/2017
3	59 Speedwell Dam Rd STAFFORDSHIRE REEF 3351	\$420,000	11/07/2016

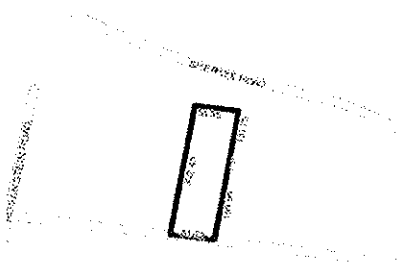
OR

**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 eighteen months.~~

74 Progress Road, Dereel Vic 3352

**BLUE RIBBON BALLARAT**

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**Indicative Selling Price**  
**\$430,000**

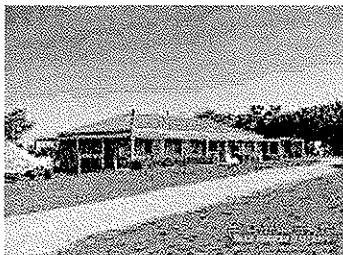
**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 22400 sqm approx

**Agent Comments**

## Comparable Properties



**204 Ferrers Rd DEREEL 3352 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$440,000

**Method:** Private Sale

**Date:** 09/05/2017

**Rooms:** 6

**Property Type:** House

**Land Size:** 50148 sqm approx

**39 Spring Rd CORINDHAP 3352 (VG)**

**Agent Comments**

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**Price:** \$430,000

**Method:** Sale

**Date:** 31/01/2017

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 28100 sqm approx



**59 Speedwell Dam Rd STAFFORDSHIRE REEF 3351 (REI/VG)** **Agent Comments**

3 1 6

**Price:** \$420,000

**Method:** Private Sale

**Date:** 11/07/2016

**Rooms:** 4

**Property Type:** House

**Land Size:** 37000 sqm approx

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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.