

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2/512 Windermere Street, Ballarat Vic 3350

Indicative selling price

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

Single price

\$*

or range between

\$260,000

&

\$280,000

Median sale price

Median price

\$207500

*House

*Unit

Suburb
or locality

Ballarat

Period - From

01/12/2016

to

01/03/2017

Source

REIV

Comparable property sales

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
2/104 Cooke Street, Redan Vic 3350	\$272,500	21/03/2017
2/719 Tress Street, Mt Pleasant Vic 3350	\$289,000	03/04/2017
3/719 Tress Street, Mt Pleasant Vic 3350	\$275,000	20/03/2017