

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

107 Sutton Street, Redan Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$270,000

&

\$285,000

Median sale price

Median price \$265,000

House

X

Unit

Suburb or locality Redan

Period - From 01/07/2016

to

30/06/2017

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	202a Yarrowee Pde REDAN 3350	\$285,000	13/04/2017
2	707 Darling St REDAN 3350	\$260,000	28/02/2017
3	104 Hampden St REDAN 3350	\$255,000	20/02/2017

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.~~



3 2 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price

\$270,000 - \$285,000

Median House Price

Year ending June 2017: \$265,000

This versatile home is perfect for the owner occupier and investor alike!!! Comprising of 3 bed 2 bath and offers a 669m2 corner Allotment with sub division potential (STCA) this property has also had a recent renovation leaving the new owner nothing to do but walk in. Located only minutes to Ballarat's C.B.D and close to Schools, supermarkets and a short walk to Vic Park this solid home will be a perfect first home or ideal for developer. Other features include a Rinnia gas heater, brand new dishwasher and shedding. Currently tenanted at \$265 per week until April 2018.

Comparable Properties

**202a Yarrowee Pde REDAN 3350 (REI/VG)**

Agent Comments

3 2 2

Price: \$285,000

Method: Private Sale

Date: 13/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 607 sqm approx

**707 Darling St REDAN 3350 (REI/VG)**

Agent Comments

3 1 1

Price: \$260,000

Method: Private Sale

Date: 28/02/2017

Rooms: -

Property Type: House (Res)

**104 Hampden St REDAN 3350 (REI/VG)**

Agent Comments

3 1 4

Price: \$255,000

Method: Private Sale

Date: 20/02/2017

Rooms: 5

Property Type: House

Land Size: 584 sqm approx