

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	<pre>/ offered</pre>	for s	ale
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Address	107 Sutton Street, Redan Vic 3350
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between \$27	70,000	&	\$285,000
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#### Median sale price

Median price	\$265,000	Hou	use 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.

Add	dress 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.

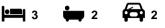




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## hockingstuart





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** 

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)





Price: \$260,000 Method: Private Sale Date: 28/02/2017

Rooms: -

Property Type: House (Res)

**Agent Comments** 



104 Hampden St REDAN 3350 (REI/VG)





Price: \$255,000 Method: Private Sale Date: 20/02/2017

Rooms: 5

Property Type: House Land Size: 584 sqm approx **Agent Comments** 

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