

## 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

217 Windermere Street, Ballarat Central Vic 3350

#### Indicative selling price

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

Range between \$900,000 & \$950,000

#### Median sale price

Median price \$414,000 House ☒ Unit ☐ Suburb or locality Ballarat Central

Period - From 01/01/2017 to 31/12/2017 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	5 Drummond St.S BALLARAT CENTRAL 3350	\$942,000	04/12/2017
2	15 Errard St.S BALLARAT CENTRAL 3350	\$932,000	19/12/2017
3	41 Loch Av BALLARAT CENTRAL 3350	\$910,000	24/07/2017

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.



4   
 2   
 4

**Rooms:** 6**Property Type:** House (Previously Occupied - Detached)**Land Size:** 869 sqm approx

Agent Comments

**Indicative Selling Price**

\$900,000 - \$950,000

**Median House Price**

Year ending December 2017: \$414,000

This beautiful Victorian home offers a lifestyle without compromise. Renovated and extended in perfect symmetry blending the old with the new to create an elegant and inviting home. Comprising four bedrooms, including the master with walk-in-robe and ensuite and a spacious family bathroom. Open plan, the modern kitchen is well appointed and overlooks the dining and family rooms and adjacent spacious lounge/home theatre. The family areas and master bedroom open to the immaculately landscaped private rear alfresco area which features stacked stone open fire place and a gas heated spa.

## Comparable Properties



**5 Drummond St.S BALLARAT CENTRAL 3350**    Agent Comments  
(REI)

4   
 2   
 6

**Price:** \$942,000**Method:** Private Sale**Date:** 04/12/2017**Rooms:** 5**Property Type:** House**Land Size:** 1012 sqm approx

**15 Errard St.S BALLARAT CENTRAL 3350**    Agent Comments  
(REI)

4   
 2   
 2

**Price:** \$932,000**Method:** Private Sale**Date:** 19/12/2017**Rooms:** -**Property Type:** House**Land Size:** 571 sqm approx

**41 Loch Av BALLARAT CENTRAL 3350**    Agent Comments  
(REI/VG)

4   
 2   
 1

**Price:** \$910,000**Method:** Private Sale**Date:** 24/07/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 462 sqm approx