

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

530 Drummond Street South, Redan Vic 3350

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

Range between \$270,000

&

\$290,000

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	502 Drummond St.S REDAN 3350	\$311,221	21/09/2016
2	607 Windermere St REDAN 3350	\$285,000	18/11/2016
3	523 Drummond St.S REDAN 3350	\$285,000	05/04/2017

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.

Steve McCulloch

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Indicative Selling Price

\$270,000 - \$290,000

Median House Price

Year ending June 2017: \$265,000



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Rooms: 4**Property Type:** House**Land Size:** 460 sqm approx

Agent Comments

Here is your chance to own a charming period home with great street appeal on a corner block in the heart of Ballarat! Close to all the city has to offer, including Lake Wendouree, shopping, cafes, schools and sporting facilities, this property will not disappoint. The home has 3 good sized bedrooms, renovated kitchen with breakfast bar, updated appliances, separate living area and gas heating. Outside is a spacious backyard with plenty of off street parking, with potential to further extend, renovate or develop, (STCA).

Comparable Properties

502 Drummond St.S REDAN 3350 (VG)

Agent Comments

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Price: \$311,221**Method:** Sale**Date:** 21/09/2016**Rooms:** -**Property Type:** House (Res)**Land Size:** 580 sqm approx**607 Windermere St REDAN 3350 (VG)**

Agent Comments

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Price: \$285,000**Method:** Sale**Date:** 18/11/2016**Rooms:** -**Property Type:** House (Res)**523 Drummond St.S REDAN 3350 (REI/VG)**

Agent Comments

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Price: \$285,000**Method:** Private Sale**Date:** 05/04/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 341 sqm approx