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Indicative Selling Price

\$660,000 - \$695,000

Median House Price

Year ending March 2017: \$345,000



4 2 3

Rooms: 6**Property Type:** House (Previously Occupied - Detached)**Land Size:** 943 sqm

Agent Comments

This period home has been held by the same family for 37 years. Set on a 945m2 block, it has been extended and renovated over the years to accommodate a growing family. The extensions were designed by renowned Ballarat architect Russell Madin. The home consists of 4 bedrooms including a master bedroom with ensuite and WIR. Kitchen/dining, lounge room and large family bathroom. French doors open out to a front deck and garden area. The home has a large rear deck/entertaining area accessed from the kitchen/dining area and overlooking the established rear garden.

Comparable Properties

**112 Errard St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

3 1 1

Price: \$760,000**Method:** Private Sale**Date:** 12/01/2016**Rooms:** 8**Property Type:** House**Land Size:** 1035 sqm**199 Russell St BALLARAT CENTRAL 3350 (REI)**

Agent Comments

3 2 2

Price: \$670,000**Method:** Private Sale**Date:** 30/05/2017**Rooms:** 4**Property Type:** House**Land Size:** 354 sqm**403 Errard St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

4 2 -

Price: \$625,000**Method:** Private Sale**Date:** 23/03/2017**Rooms:** -**Property Type:** House (Res)

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

13 Essex Street, Ballarat Central Vic 3350

Indicative selling price

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

Range between \$660,000

&

\$695,000

Median sale price

Median price \$345,000

House

X

Suburb or locality

Ballarat Central

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
112 Errard St.S BALLARAT CENTRAL 3350	\$760,000	12/01/2016
199 Russell St BALLARAT CENTRAL 3350	\$670,000	30/05/2017
403 Errard St.S BALLARAT CENTRAL 3350	\$625,000	23/03/2017