WE DELIVER RESULTS

STATEMENT OF INFORMATION

614 ASCOT STREET S, REDAN, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



614 ASCOT STREET S, REDAN, VIC 3350 🕮 4 🕒 1







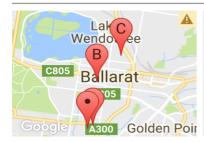
Indicative Selling Price

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

Price Range:

\$529,000 to \$569,000

MEDIAN SALE PRICE



REDAN, VIC, 3350

Suburb Median Sale Price (House)

\$270,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



602 WINDERMERE ST, REDAN, VIC 3350







Sale Price

*\$535,000

Sale Date: 07/11/2017

Distance from Property: 175m





17 ASCOT ST, BALLARAT CENTRAL, VIC 3350







Sale Price

***\$565,000**

Sale Date: 22/09/2017

Distance from Property: 1.4km





17 JOHNSON ST, BALLARAT CENTRAL, VIC







Sale Price

\$540.000

Sale Date: 08/08/2017

Distance from Property: 2.3km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	614 ASCOT STREET S, REDAN, VIC 3350
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Indicative selling price

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

Price Range: \$529,000 to \$569,000

Median sale price

Median price	\$270,000	House X	Unit	Suburb	REDAN
Period	01 October 2016 to 30 September 2017		Source		ricefinder

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
602 WINDERMERE ST, REDAN, VIC 3350	*\$535,000	07/11/2017
17 ASCOT ST, BALLARAT CENTRAL, VIC 3350	*\$565,000	22/09/2017
17 JOHNSON ST, BALLARAT CENTRAL, VIC 3350	\$540,000	08/08/2017