

# 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  3

**Indicative Selling Price**

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

## 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**

 5  2  2

**Sale Price**

**\*\$535,000**

Sale Date: 07/11/2017

Distance from Property: 175m



**17 ASCOT ST, BALLARAT CENTRAL, VIC 3350**

 3  1  2

**Sale Price**

**\*\$565,000**

Sale Date: 22/09/2017

Distance from Property: 1.4km



**17 JOHNSON ST, BALLARAT CENTRAL, VIC**

 3  1  1

**Sale Price**

**\$540,000**

Sale Date: 08/08/2017

Distance from Property: 2.3km



This report has been compiled on 11/12/2017 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

Indicative selling price

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



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   |