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Rooms:
Property Type: House
Land Size: 374 sqm
 Agent Comments

Indicative Selling Price
 \$270,000

Median House Price
 Year ending March 2017: \$275,000

Situated only a short drive from Ballarat's town centre and the Western Highway is this neat brick home ideal for an investment portfolio, alternatively a great first home or suited to the downsizer. With three generous sized bedrooms all with built-in-robres, open plan meals and family room with adjacent kitchen (with plenty of cupboard space) and a second living area/office to the rear of the property. This well maintained brick home is situated on a very low maintenance allotment and currently leased to exceptional tenants for \$270 per week until 8/2/18. Contact Brooke Reynolds Ph: 0407 292 506 to inspect today.

Comparable Properties



51 Lovenear Gr BALLARAT EAST 3350 (REI/VG)

Agent Comments

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Price: \$270,000
Method: Private Sale
Date: 21/09/2016
Rooms: 4
Property Type: House (Res)
Land Size: 547 sqm



207 Scott Pde BALLARAT EAST 3350 (VG)

Agent Comments

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Price: \$267,000
Method: Sale
Date: 27/04/2016
Rooms: -
Property Type: House (Res)
Land Size: 1012 sqm



175 Scott Pde BALLARAT EAST 3350 (REI/VG) Agent Comments

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Price: \$252,000
Method: Private Sale
Date: 04/10/2016
Rooms: 5
Property Type: House (Res)
Land Size: 531 sqm

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

119 Scott Parade, Ballarat East Vic 3350

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

Single price \$270,000

Median sale price

Median price \$275,000

House X

Suburb or locality Ballarat East

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
51 Lovenear Gr BALLARAT EAST 3350	\$270,000	21/09/2016
207 Scott Pde BALLARAT EAST 3350	\$267,000	27/04/2016
175 Scott Pde BALLARAT EAST 3350	\$252,000	04/10/2016