

Daniel Nestor 03 5330 0500 0437 840 593 daniel@ballaratpropertygroup.com.au

> Indicative Selling Price \$250,000 \$295,000 Median House Price March quarter 2017: \$395,000



Rooms:

Rooms: Property Type: Agent Comments

Comparable Properties

4/501 Bradshaw St GOLDEN POINT 3350 (REI) Agent Comments

🚐 3 **📥** 2 🛱 2

Price: \$305,000 Method: Private Sale Date: 30/06/2016

Rooms: 6

Property Type: Townhouse (Res)



2/719 Tress St MOUNT PLEASANT 3350 (REI)

1= 3 **1=** 2 **1**□

Price: \$289,000 Method: Private Sale Date: 02/03/2017 Rooms: 4

Property Type: Unit



8/406 Bradshaw St GOLDEN POINT 3350

(REI/VG)

2

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Price: \$282,500 Method: Private Sale Date: 17/02/2017

Rooms: -

Property Type: House (Res) Land Size: 300 sqm Agent Comments

Agent Comments

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

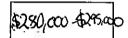
Section 47AF of the Estate Agents Act 1980

| Property | offered | for sale |
|----------|---------|----------|
|----------|---------|----------|

| Address | 2/711 Skipton Street, Ballarat Central Vic 3350 |
|----------------------|---|
| Including suburb or | |
| locality andpostcode | |
| | |
| | |

Indicative selling price

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



Median sale price

| Median price | \$395,000 | H | ouse | Х | Suburb or loc | cality | Ballarat Central |
|---------------|------------|----|-------|--------|---------------|--------|------------------|
| Period - From | 01/01/2017 | to | 31/03 | 3/2017 | Source | REIV | 1 |

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 | |
|-------------------------------------|-----------|--------------|--|
| 4/501 Bradshaw St GOLDEN POINT 3350 | \$305,000 | 30/06/2016 | |
| 2/719 Tress St MOUNT PLEASANT 3350 | \$289,000 | 02/03/2017 | |
| 8/406 Bradshaw St GOLDEN POINT 3350 | \$282,500 | 17/02/2017 | |





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