

Carmel Cricelli

03 5332 7477

0400 966 738

carmel@blueribbonballarat.com.au

## 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

40 Ashwood Gardens, Mitchell Park Vic 3355

## Indicative selling price

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

Range between \$245,000

&amp;

\$255,000

## Median sale price

Median price

N/A.

House

X

Suburb or locality

Mitchell Park

Period - From

1/4/16

to

31/03/17.

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
6 Romney St WENDOUREE 3355	\$250,000	12/04/2017
431 Forest St WENDOUREE 3355	\$249,000	18/01/2017
1060 Norman St WENDOUREE 3355	\$247,000	29/07/2016

40 Ashwood Gardens, Mitchell Park Vic 3355

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**Indicative Selling Price**

\$245,000 - \$255,000



3 1 1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 334 sqm approx

**Agent Comments**

## Comparable Properties



**6 Romney St WENDOUREE 3355 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$250,000

**Method:** Private Sale

**Date:** 12/04/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 728 sqm approx



**431 Forest St WENDOUREE 3355 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$249,000

**Method:** Private Sale

**Date:** 18/01/2017

**Rooms:** 8

**Property Type:** House

**Land Size:** 590 sqm approx



**1060 Norman St WENDOUREE 3355 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$247,000

**Method:** Private Sale

**Date:** 29/07/2016

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 662 sqm approx