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> **Indicative Selling Price** \$320,000 - \$340,000 **Median House Price** March quarter 2017: \$395,000







Agent Comments

Comparable Properties



102 Yarrowee Pde REDAN 3350 (VG)





Price: \$348,000 Method: Sale Date: 04/08/2016

Rooms: -

Property Type: House (Res) Land Size: 691 sqm approx

Agent Comments



15 Nightingale St NEWINGTON 3350 (REI/VG) Agent Comments







Price: \$327,500 Method: Private Sale Date: 24/11/2016

Rooms: -

Property Type: House (Res) Land Size: 582 sqm approx





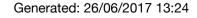
Price: \$312,500 Method: Private Sale

Date: 27/04/2017 Rooms: -

Property Type: House (Res)

Agent Comments

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









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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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

| Address | 213 Winter Street, Ballarat Central Vic 3350 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$320,000 | & | \$340,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$395,000 | Н | ouse | Х | | Suk | burb | Ballarat Central |
|---------------|------------|----|-------|--------|----|------|------|------------------|
| Period - From | 01/01/2017 | to | 31/03 | 3/2017 | So | urce | REIV | , |

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|----------------------------------|-----------|--------------|
| 102 Yarrowee Pde REDAN 3350 | \$348,000 | 04/08/2016 |
| 15 Nightingale St NEWINGTON 3350 | \$327,500 | 24/11/2016 |
| 817 Darling St REDAN 3350 | \$312,500 | 27/04/2017 |





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