



Rooms:

Property Type:

Agent Comments

Comparable Properties



102 Yarrowee Pde REDAN 3350 (VG)

Agent Comments



Price: \$348,000

Method: Sale

Date: 04/08/2016

Rooms: -

Property Type: House (Res)

Land Size: 691 sqm approx



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



817 Darling St REDAN 3350 (REI)

Agent Comments



Price: \$312,500

Method: Private Sale

Date: 27/04/2017

Rooms: -

Property Type: House (Res)

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
Including suburb and
postcode

213 Winter Street, Ballarat Central Vic 3350

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

House X

Suburb Ballarat Central

Period - From 01/01/2017 to 31/03/2017

Source 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 |