

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	Pr	ope	rty	offe	red	for	sal	е
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Address	12 Park Street East, Redan Vic 3350
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$339,000	&	\$349,000

#### Median sale price

Median price	\$267,500	Hou	se X	Unit		Suburb or locality	Redan
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

Α\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	709 Laurie St MOUNT PLEASANT 3350	\$346,000	12/12/2016
2	37 Salisbury Av NEWINGTON 3350	\$345,000	13/09/2016
3	407 Lyons St.S BALLARAT CENTRAL 3350	\$345,000	27/05/2016

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**Account** - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765

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> **Indicative Selling Price** \$339.000 - \$349.000 **Median House Price**

Year ending September 2017: \$267,500



Rooms:

Property Type: House (Res) Land Size: 658 sqm approx

Agent Comments

# Comparable Properties



709 Laurie St MOUNT PLEASANT 3350 (REI/VG)

**1** 3







Price: \$346,000 Method: Private Sale Date: 12/12/2016

Rooms: -

Property Type: House Land Size: 686 sqm approx

37 Salisbury Av NEWINGTON 3350 (REI/VG)









Rooms: -

Property Type: House

Land Size: 671 sqm approx











Price: \$345,000 Method: Private Sale Date: 27/05/2016

Rooms: 5

Property Type: House (Res) Land Size: 690 sqm approx







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**Agent Comments** 

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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.