



Rooms:

Property Type: House (Res)

Land Size: 432 sqm

Agent Comments

Comparable Properties



10 Windermere St BALLARAT CENTRAL 3350 (REI/VG) Agent Comments



Price: \$400,000

Method: Private Sale

Date: 20/12/2015

Rooms: 5

Property Type: House

Land Size: 508 sqm



221 Lyons St.S BALLARAT CENTRAL 3350 (REI) Agent Comments



Price: \$399,000

Method: Private Sale

Date: 23/12/2015

Rooms: 5

Property Type: House

Land Size: 418 sqm



502 Gregory St SOLDIERS HILL 3350 (REI/VG) Agent Comments



Price: \$360,000

Method: Private Sale

Date: 26/10/2016

Rooms: 3

Property Type: House

Land Size: 512 sqm

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

304a Windermere Street, Ballarat Central Vic 3350

Indicative selling price

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

Single price

\$380,000

Median sale price

Median price

\$395,000

House

X

Suburb or locality

Ballarat Central

Period - From

01/01/2017

to

31/03/2017

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
10 Windermere St BALLARAT CENTRAL 3350	\$400,000	20/12/2015
221 Lyons St.S BALLARAT CENTRAL 3350	\$399,000	23/12/2015
502 Gregory St SOLDIERS HILL 3350	\$360,000	26/10/2016