

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

50 Kleins Road, Dereel Vic 3352

Indicative selling price

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

Range between

\$300,000

&

\$320,000

Median sale price

Median price

House

X

Suburb or locality

Dereel

Period - From

to

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
25 Leigh Ct DEREEL 3352	\$295,000	01/05/2017
245 Ferrers Rd DEREEL 3352	\$290,000	28/04/2016
60 Moffats Rd DEREEL 3352	\$275,000	27/09/2016

50 Kleins Road, Dereel Vic 3352

BLUE RIBBON BALLARAT
FREE ADVERTISING - FREE MARKETING - GREAT RESULTS



2 1 2

Rooms:

Property Type: House (Res)

Land Size: 60705 sqm approx

Agent Comments

Indicative Selling Price
\$300,000 - \$320,000

Comparable Properties



25 Leigh Ct DEREEL 3352 (REI/VG)

Agent Comments

4 1 2

Price: \$295,000

Method: Private Sale

Date: 01/05/2017

Rooms: 5

Property Type: House

Land Size: 21325 sqm approx



245 Ferrers Rd DEREEL 3352 (REI/VG)

Agent Comments

3 2 10

Price: \$290,000

Method: Private Sale

Date: 28/04/2016

Rooms: 5

Property Type: House

Land Size: 20235 sqm approx



60 Moffats Rd DEREEL 3352 (VG)

Agent Comments

3 - -

Price: \$275,000

Method: Sale

Date: 27/09/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20200 sqm approx