



4 2 2

Rooms: 9

Property Type: House (Previously Occupied - Detached)

Land Size: 462 sqm

Agent Comments

Completely renovated and extended with intricate attention to detail, this lovely family home offers ample living options and a long list of special features. The two storey extension is timeless and comprises a large modern kitchen, sizeable dining and family rooms which open to the private rear courtyard garden and paved entertaining area. Upstairs, the fourth bedroom offers a perfect teenage retreat, studio or third living area.

Comparable Properties



9 Colpin Av LAKE WENDOUREE 3350 (REI)

Agent Comments

4 2 2

Price: \$1,160,000

Method: Private Sale

Date: 10/04/2017

Rooms: 6

Property Type: House



5 Haddon St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$900,000

Method: Private Sale

Date: 30/11/2016

Rooms: 7

Property Type: House (Res)

Land Size: 809 sqm



31 Hotham St LAKE WENDOUREE 3350 (REI)

Agent Comments

4 2 2

Price: \$850,000

Method: Private Sale

Date: 07/04/2017

Rooms: 13

Property Type: House

Land Size: 644 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

41 Loch Avenue, Ballarat Central Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$895,000

&

\$925,000

Median sale price

Median price

\$345,000

House

X

Suburb or locality

Ballarat Central

Period - From

01/04/2016

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
9 Colpin Av LAKE WENDOUREE 3350	\$1,160,000	10/04/2017
5 Haddon St LAKE WENDOUREE 3350	\$900,000	30/11/2016
31 Hotham St LAKE WENDOUREE 3350	\$850,000	07/04/2017