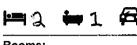


Vicky Vermeend 03 5330 0500 0491 300 501 vicky@ballaratpropertygroup.com.au

> Indicative Selling Price \$239,000

Median House Price Year ending March 2017: \$240,000





Property Type: House (Res) Land Size: 157 sqm approx

Agent Comments



# Comparable Properties



19 Rowe St BALLARAT EAST 3350 (VG)

**--**1 2

Price: \$256,250 Method: Sale Date: 21/03/2017

Rooms: -Property Type: House (Res) Land Size: 285 sqm approx **Agent Comments** 



8 Claxton St BALLARAT CENTRAL 3350

(REI/VG)

**123** 2



Price: \$252.500 Method: Private Sale Date: 12/05/2017

Rooms: -

Property Type: House (Res) Land Size: 295 sqm approx **Agent Comments** 



803 Laurie St MOUNT PLEASANT 3350

(REI/VG)

**≟≕** 2





Price: \$247,000 Method: Private Sale Date: 19/04/2016 Rooms: 9

Property Type: House Land Size: 337 sqm approx **Agent Comments** 

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Generated: 11/07/2017 11:42



Vicky Vermeend 03 5330 0500 0491 300 501 vicky@ballaratpropertygroup.com.au

### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

						Sec	tion 4/	AF O	t the Estate	Agents	Act 1980
Property offer	ed for s	sale									
Address Including suburb or locality andpostcode		603 Creswick Road, Wendouree Vic 3355									
Indicative selli	ng pric	:e									
For the meaning	of this p	orice see	cons	umer.v	ric.gov.au	/under	quoting				
Single price	\$239,	000									
Median sale pr	ice										
Median price	\$240,00	)0	Ho	ouse	х	Sub	urb or lo	cality	Wendouree		
Period - From	01/04/2	016	to	31/03/	2017		Source	REIV	/		
Comparable p	roperty	, 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	
19 Rowe St BALLARAT EAST 3350	\$256,250	21/03/2017	
8 Claxton St BALLARAT CENTRAL 3350	\$252,500	12/05/2017	
803 Laurie St MOUNT PLEASANT 3350	\$247,000	19/04/2016	





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