



Rooms: Property Type: House Land Size: 563 sqm Agent Comments 03 5330 0500 0400 533 667 lisae@ballaratpropertygroup.com.au Indicative Selling Price

\$355,000 - \$365,000 Median House Price March quarter 2017: \$260,000

## **Comparable Properties**

| 13 Waller Av NEWINGTON 3350 (REI/VG)   Image: 13 Image: 12   Price: \$366,000   Method: Auction Sale   Date: 13/02/2017   Rooms: -   Property Type: House (Res)   Land Size: 669 sqm | Agent Comments |
|--|----------------|
| 102 Yarrowee Pde REDAN 3350 (VG)<br>3  | Agent Comments |
| 306 Leith St REDAN 3350 (REI/VG)<br>3 1 2<br>Price: \$320,000<br>Method: Private Sale<br>Date: 20/01/2017<br>Rooms: -<br>Property Type: House (Res)<br>Land Size: 1062 sqm           | 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.



Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

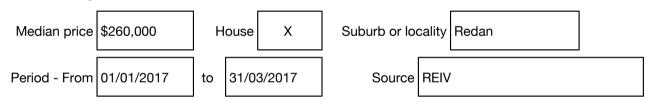
Address Including suburb or locality andpostcode

### Indicative selling price

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

| Range between | \$355,000 | & | \$365,000 |  |
|---------------|-----------|---|-----------|--|
|               |           |   |           |  |

#### Median sale price



#### **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 |
|--------------------------------|-----------|--------------|
| 13 Waller Av NEWINGTON 3350    | \$366,000 | 13/02/2017   |
| 102 Yarrowee Pde REDAN 3350    | \$348,000 | 04/08/2016   |
| 306 Leith St REDAN 3350        | \$320,000 | 20/01/2017   |

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