

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

706 Ascot Street South, Redan Vic 3350

Indicative selling price

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

Range between \$385,000 & \$409,000

Median sale price

Median price \$357,000 Property Type House Suburb Redan

Period - From 06/11/2018 to 05/11/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	311 Ascot St.S BALLARAT CENTRAL 3350	\$395,000	20/10/2018
2	125 Errard St.S BALLARAT CENTRAL 3350	\$390,000	28/10/2019
3	305 Urquhart St BALLARAT CENTRAL 3350	\$385,000	25/03/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

06/11/2019 10:33



3 1 4

Property Type: House (Previously

Occupied - Detached)

Land Size: 866 sqm approx

Agent Comments

Comparable Properties



311 Ascot St.S BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

3 1 2

Price: \$395,000

Method: Auction Sale

Date: 20/10/2018

Property Type: House (Res)

Land Size: 624 sqm approx



125 Errard St.S BALLARAT CENTRAL 3350
(REI)

Agent Comments

3 1 1

Price: \$390,000

Method: Private Sale

Date: 28/10/2019

Rooms: 3

Property Type: House (Res)

Land Size: 486 sqm approx



305 Urquhart St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

3 1 1

Price: \$385,000

Method: Private Sale

Date: 25/03/2019

Property Type: House (Res)

Land Size: 451 sqm approx