

Brad Maxwell

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**Indicative Selling Price**

\$339,000

 3   
  2   
  2
**Rooms:** 4**Property Type:**

Agent Comments

This executive townhouse comprises 3 beds 2 bath (DLUG) and open plan kitchen dining area with a lovely north facing aspect. Location is no exception, only a 15 mins walk into Ballarat's C.B.D!! Other features include gas central heating and dishwasher. This townhouse is turn-key leaving you with nothing more for either the owner occupier or investor to do.

## Comparable Properties


**16a George St BALLARAT EAST 3350 (REI/VG)** Agent Comments

 3   
  2   
  2
**Price:** \$348,000**Method:** Private Sale**Date:** 27/05/2016**Rooms:** 4**Property Type:** Townhouse (Res)**Land Size:** 312 sqm approx
**73a Victoria St BALLARAT EAST 3350 (REI/VG)**

Agent Comments

 2   
  1   
  1
**Price:** \$340,000**Method:** Private Sale**Date:** 21/04/2016**Rooms:** 3**Property Type:** Townhouse (Res)**Land Size:** 118 sqm approx
**1/21 Church St BALLARAT CENTRAL 3350 (VG)**

Agent Comments

 2   
  -   
  -
**Price:** \$322,000**Method:** Sale**Date:** 17/03/2016**Rooms:** -**Property Type:** Townhouse (Single)

## 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	1/21B Peake Street, Golden Point Vic 3350
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$339,000
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#### Median sale price

Median price		Unit	X	Suburb or locality	Golden Point
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
16a George St BALLARAT EAST 3350	\$348,000	27/05/2016
73a Victoria St BALLARAT EAST 3350	\$340,000	21/04/2016
1/21 Church St BALLARAT CENTRAL 3350	\$322,000	17/03/2016

**\*When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situation and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.**