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Indicative Selling Price

\$280,000

Median House Price

Year ending March 2017: \$244,250



3
 1
 2

Rooms: 5**Property Type:** House (Res)**Land Size:** 1355 sqm approx

Agent Comments

Located minutes from Ballarat's town centre this 3 bed 1 bath fully renovated rendered brick home represents unbeatable value!! Whether you are a first home buyer looking to take advantage of the exemption of stamp duty or an investor, this home is sure to please the discerning buyer. The property offers a great location and is within a short walk to shopping centres, cafes and schools and has a bus stop 180 metres away. From the outside the property offers low maintenance yard and has a double carport. Currently tenanted at \$280.

Comparable Properties

**8 Leith St REDAN 3350 (REI)**

Agent Comments

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 4

Price: \$300,000**Method:** Private Sale**Date:** 07/05/2017**Rooms:** -**Property Type:** House (Res)**612a Talbot St.S REDAN 3350 (REI)**

Agent Comments

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 2

Price: \$280,000**Method:** Private Sale**Date:** 22/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 558 sqm approx**4/901a Skipton St REDAN 3350 (REI)**

Agent Comments

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 2
 1

Price: \$272,500**Method:** Private Sale**Date:** 02/02/2017**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode: 901 Skipton Street, Redan Vic 3350

Indicative selling price

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

Single price: \$280,000

Median sale price

Median price: \$244,250 House: X Suburb: Redan
 Period - From: 01/04/2016 to 31/03/2017 Source: REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
8 Leith St REDAN 3350	\$300,000	07/05/2017
612a Talbot St.S REDAN 3350	\$280,000	22/05/2017
4/901a Skipton St REDAN 3350	\$272,500	02/02/2017