# hockingstuart

#### Statement of Information

Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

## 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

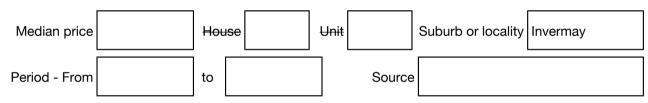
30 White Swan Road, Invermay Vic 3352

#### Indicative selling price

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

Range between	\$680,000	&	\$720,000
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#### Median sale price\*



#### 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 eighteen 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	30 Slatey Creek Rd.N INVERMAY 3352	\$777,000	12/06/2019
2	14 Stringybark Dr BROWN HILL 3350	\$740,000	14/05/2018
3	351 Millers Rd INVERMAY 3352	\$650,000	01/06/2018

#### 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 eighteen months.

\* 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 situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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**Property Type:** House Agent Comments

Rooms: 6

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> Indicative Selling Price \$680,000 - \$720,000 No median price available

Located within Ballarat's premier lifestyle property district, only minutes' drive North of the city limits is this impressive 5-acre (approx) property. The home comprises 4 bedrooms including master with ensuite and walk-in-robe. An open plan kitchen/meal/living area is further complimented with a separate lounge and a North facing sunroom. Features include wood heating, quality kitchen appliances, ducted evaporative cooling and spacious outdoor living spaces at the front and rear of the home.

### **Comparable Properties**

buton	30 Slatey Creek Rd.N INVERMAY 3352 (REI) 4 2 6 Price: \$777,000 Method: Private Sale Date: 12/06/2019 Rooms: - Property Type: House Land Size: 14164.01 sqm approx	Agent Comments
	14 Stringybark Dr BROWN HILL 3350 (VG) 4	Agent Comments
	351 Millers Rd INVERMAY 3352 (REI/VG) 4 2 6 4 Price: \$650,000 Method: Private Sale Date: 01/06/2018 Rooms: 7 Property Type: House Land Size: 29947 sqm approx	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.



