hockingstuart

Tony Douglass 5329 2500 0418555973

tdouglass@hockingstuart.com.au

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

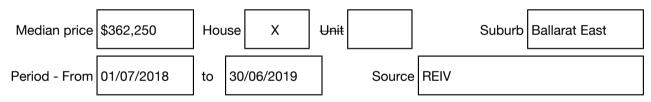
8 |829 York Street, Ballarat East Vic 3350 9 | 9 |

Indicative selling price

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

 Range between
 \$1,050,000
 &
 \$1,100,000

Median sale price



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

A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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		
2		
3		

OR

B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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propertydata

Generated: 24/07/2019 09:45

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.



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Rooms: 8 Property Type: House (Previously Occupied - Detached) Land Size: 10598 sqm approx Agent Comments Tony Douglass 5329 2500 0418555973 tdouglass@hockingstuart.com.au

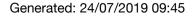
> Indicative Selling Price \$1,050,000 - \$1,100,000 Median House Price Year ending June 2019: \$362,250

Overlooking the State Forest yet only 4 kilometres to the Ballarat CBD, this perfectly presented property offers the luxuries of lifestyle living with the conveniences of town. Nestled amongst 2.6 acres of native bushland and established gardens, the property enjoys a private setting along with easy Melbourne access via the Western Hwy. The ranch style home comprises four bedrooms (inclusive of the master bedroom with ensuite) plus a spacious office. Generously proportioned – living areas include both formal living and family living rooms.

Comparable Properties

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

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