

Rebecca Stepnell 5329 2500 0423 050 864 rstepnell@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act 198									
Property offere	d for sal	le								
Address Including suburb or locality andpostcode		3 Ripon Str	eet South, Bal	larat C	entral Vic 3	350				
Indicative sellir	ng price									
For the meaning of	of this pric	ce see cons	sumer.vic.gov.	au/und	lerquoting					
Range between \$700,000		0	&	\$7	\$750,000					
Median sale pri	ice									
Median price	\$456,250	Hou	House X		nit		Suburb or locality		Ballarat Central	
Period - From	Period - From 01/04/2018			to 31/03/2019 Source			REIV			
	e the three	e propertie:	s sold within fi	ve kilo	metres of th	ne pr	operty for sale		ne last t comparable	
	operty for		ne agent or ag	jeni s i	ергезептан	ive ci	onsiders to be	11105	t comparable	
Address of comparable property							Price		Date of sale	
1										
2										
3										
OR										
B * The estat	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.

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Indicative Selling Price \$700,000 - \$750,000 **Median House Price** Year ending March 2019: \$456,250





Property Type: Strata Unit/Flat

Agent Comments

Set in one of Ballarat's finest locations, this residence combines a low maintenance lifestyle with an inner city address. Boasting 3 bedrooms, including the master with walk-in-robe and full ensuite, plus a large study or fourth bedroom. Two spacious living areas, include a formal lounge and an open plan kitchen and dining which boasts impressive floor to ceiling glazing and a superb northerly aspect. Double doors open out into the paved private courtyard.

Comparable Properties

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.

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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.



