# hockingstuart

#### Statement of Information

Brooke Reynolds 53292500 0407292506 breynolds@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

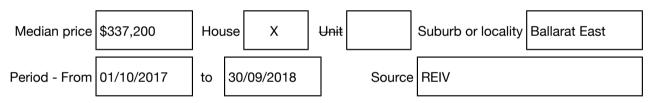
3/237 York Street, Ballarat East Vic 3350

#### Indicative selling price

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

Range between	\$280,000	&	\$290,000

#### 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	1/11 Cecile Ct BALLARAT EAST 3350	\$295,557	14/06/2018
2	1/232 Humffray St.N BROWN HILL 3350	\$285,000	04/07/2018
3	1/4 Gordon St BALLARAT EAST 3350	\$282,000	21/12/2017

#### 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.

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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.

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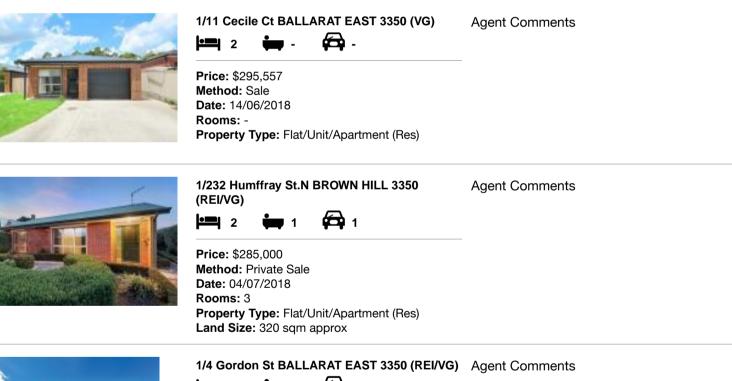


Rooms: 4 Property Type: Agent Comments Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

Indicative Selling Price \$280,000 - \$290,000 Median House Price Year ending September 2018: \$337,200

Beautifully presented and spacious these units will be sure to impress. Both unit 3 & 4 offer 2 generous bedrooms, large living areas, open plan kitchen/meals with stainless steel appliances and dishwasher, spacious bathrooms with separate baths, showers and vanities & separate laundries. They both include ducted heating, quality fittings, single garage, and low maintenance yard. They both offer private yards with well thought out landscaping. Within walking distance to the CBD.

### **Comparable Properties**





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Price: \$282,000 Method: Private Sale Date: 21/12/2017 Rooms: -Property Type: Townhouse (Res)

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