

# Statement of Information

## 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 and postcode

4 St Michaels Place, Lake Gardens Vic 3355

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$490,000

&

\$520,000

### Median sale price\*

Median price

Property Type

Suburb

Lake Gardens

Period - From

to

Source

### 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		
2		
3		

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.~~

This Statement of Information was prepared on:

01/10/2019 13:58

\* 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.

4 St Michaels Place, Lake Gardens Vic 3355

**hockingstuart**

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**Indicative Selling Price**

\$490,000 - \$520,000

**No median price available**



 2  2  2

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 452 sqm approx

Agent Comments

A simply stunning location combined with everything a downsizing buyer could need, 4 St Michaels Place is sure to be your ideal next home! Positioned a short walk to Lake Wendouree, Ballarat Botanic Gardens, Ballarat Aquatic Centre and Wendouree Train Station this property is simply spoiled with proximity to amenities to match an active lifestyle. The quality-built home is complete with a formal living zone upon entering the property flooded with Northern light; there are two bedrooms, the Master with walk in robe, and en suite, and built in robes to the second.

## 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.

**Account** - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555



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.