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

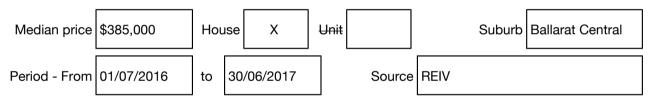
S 502 Ripon Street South, Ballarat Central Vic 3350

Indicative selling price

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

Range between	\$300,000	&	\$320,000

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 six 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	405 Drummond St.S BALLARAT CENTRAL 3350	\$342,000	27/04/2017
2	432 Creswick Rd BALLARAT CENTRAL 3350	\$305,000	27/04/2017
3	317 Doveton St.S BALLARAT CENTRAL 3350	\$305,000	05/07/2017

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.

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

propertydata

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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.

hockingstuart

Tony Douglass

hockingstuart

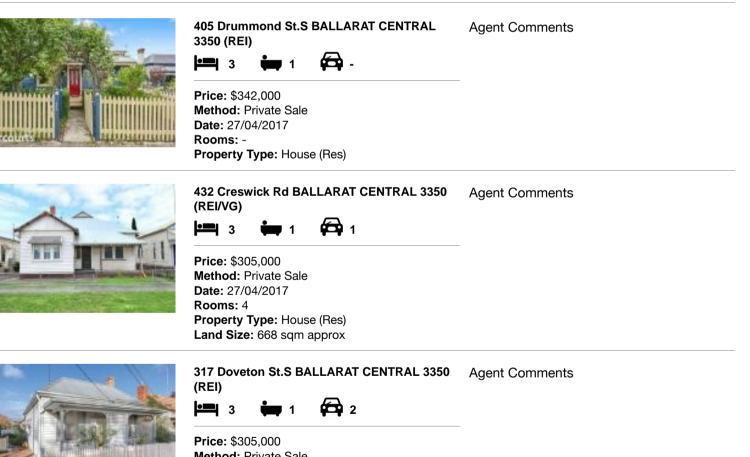


Rooms: 5 Property Type: House Agent Comments 5329 2500 0418555973 tdouglass@hockingstuart.com.au

Indicative Selling Price \$300,000 - \$320,000 Median House Price Year ending June 2017: \$385,000

Offering a great location on approximately 460 m2, this comfortable home features 3 bedrooms (with robes) lounge, large family room and a spacious, well equipped kitchen/dining. Additional features include near new carpets and window furnishings, heating in bedrooms and R/C to the living areas, family bathroom, laundry with direct access, ample roof storage, double garage and off-street parking. This home is a must see.

Comparable Properties



Method: Private Sale Date: 05/07/2017 Rooms: -Property Type: House Land Size: 300 sqm approx

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