

## 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

208A Hickman Street, Ballarat Central Vic 3350

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

Single price \$140,000

**Median sale price**

Median price \$385,000

House

X

Unit

Suburb or locality

Ballarat Central

Period - From

01/07/2016

to

30/06/2017

Source

REIV

**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 Surrey St BALLARAT CENTRAL 3350	\$184,000	29/06/2017
2	515 Lyons St.S BALLARAT CENTRAL 3350	\$160,000	19/06/2017
3	26 Inkerman St NEWINGTON 3350	\$135,000	04/06/2017

**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.

Matthew Wiltshire

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**Indicative Selling Price**

\$140,000

**Median House Price**

Year ending June 2017: \$385,000

**Rooms:****Property Type:**

Agent Comments

Located in such close proximity to the CBD, walking distance to major shopping centres and Federation University SMB Campus, is this abundance of land. The sloped block allows you to build an architectural house (similar to others in the immediate area) that will catch anyone's eye. The 797m2 allotment offers amazing value for a lot situated in Ballarat Central. With plans already drawn up for a 4 Bedroom home (enquire to receive), you can really see the potential. A Short stroll to the Yarrowee walking trail and offering picturesque views, Be sure to call Matthew Wiltshire.

## Comparable Properties

**1 Surrey St BALLARAT CENTRAL 3350 (REI)**

Agent Comments

**Price:** \$184,000**Method:** Private Sale**Date:** 29/06/2017**Rooms:** -**Property Type:** Land**515 Lyons St.S BALLARAT CENTRAL 3350 (REI)**

Agent Comments

**Price:** \$160,000**Method:** Private Sale**Date:** 19/06/2017**Rooms:** -**Property Type:** Land**Land Size:** 680 sqm approx**26 Inkerman St NEWINGTON 3350 (VG)**

Agent Comments

**Price:** \$135,000**Method:** Sale**Date:** 04/06/2017**Rooms:** -**Property Type:** Land**Land Size:** 305 sqm approx