

Sam Young 03 5329 2500 0403 514 755 syoung@hockingstuart.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	y offered	for sale
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Including suburb or	11 Ripon Street South, Ballarat Central Vic 3350
locality andpostcode	
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Indicative selling price

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

Range between	\$600,000	&	\$660,000
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Median sale price

Median price	\$447,500	Hou	se X	Unit		Suburb or locality	Ballarat Central
Period - From	01/07/2017	to	30/06/2018		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

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1	606 South St BALLARAT CENTRAL 3350	\$667,000	06/12/2017
2	22 Ascot St.N BALLARAT CENTRAL 3350	\$610,000	17/02/2018
3	106 Clarendon St SOLDIERS HILL 3350	\$600,000	22/09/2018

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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Price

Date of sale

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Indicative Selling Price \$600,000 - \$660,000 **Median House Price** Year ending June 2018: \$447,500





Rooms:

Property Type: House Land Size: 560 sqm approx

Agent Comments



Striking street presence, timeless appeal and a perfect central location, this family home offers a great base for vibrant city living. Beautifully presented, the Victorian floorplan incorporates three large bedrooms, two with built-in fireplaces to add character. Ideal for the family, it features formal lounge, open plan living and dining and a stylish kitchen with all of the modern conveniences. Floor to ceiling windows provide an abundance of natural light and winter warmth and spill out the beautiful rear garden which features established trees and a garden studio.

Comparable Properties



606 South St BALLARAT CENTRAL 3350

(REI/VG)





Price: \$667.000 Method: Private Sale Date: 06/12/2017

Rooms: -

Property Type: House Land Size: 799 sqm approx Agent Comments



22 Ascot St.N BALLARAT CENTRAL 3350

(REI/VG)





Price: \$610,000 Method: Auction Sale Date: 17/02/2018

Rooms: -

Property Type: House (Res) Land Size: 520 sqm approx

Agent Comments

Agent Comments



106 Clarendon St SOLDIERS HILL 3350 (REI)





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Price: \$600,000 Method: Auction Sale Date: 22/09/2018

Rooms: 4

Property Type: House (Res) Land Size: 556 sqm approx

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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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