

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

122 Grant Street, Golden Point Vic 3350

Indicative selling price

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

Range between

\$495,000

&

\$535,000

Median sale price

Median price

\$405,667

Property Type

House

Suburb

Golden Point

Period - From

12/09/2018

to

11/09/2019

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		
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:

16/09/2019

122 Grant Street, Golden Point Vic 3350

hockingstuart

Dylan Thomson

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Indicative Selling Price

\$495,000 - \$535,000

Median House Price

12/09/2018 - 11/09/2019: \$405,667



 3  2  2

Property Type: Office (Com)

Agent Comments

Located within walking distance to local supermarkets, shops and other amenities, this magnificent 4-bedroom property is a short walk into the heart of the Ballarat CBD, offering an “inner city” lifestyle with easy access to all that Ballarat has to offer. With a low maintenance allotment of 258m2 enjoying off street and boosted by a secure rear courtyard with private entertaining space. With a flexible floor plan offering 4 bedrooms of equal size, this property offers an array of options, including occupying as a residence, running a business from home with its “Mixed Use” zoning.

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.