

Tony Douglass 5329 2500 0418555973 tdouglass@hockingstuart.com.au

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 andpostcode	4 Inkerman Street, Newington Vic 3350				

Indicative selling price

For the meaning of this price see co	onsumer.vic.gov.au/underquoting
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Range between	\$365,000	&	\$390,000
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Median sale price

Median price	\$459,000	Hou	ise X	Unit		Suburb or locality	Newington
Period - From	01/10/2017	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	311 Ascot St.S BALLARAT CENTRAL 3350	\$395,000	20/10/2018
2	323 Drummond St.S BALLARAT CENTRAL 3350	\$395,000	15/09/2018
3	24 Talbot St.S BALLARAT CENTRAL 3350	\$351,000	03/10/2018

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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Indicative Selling Price \$365,000 - \$390,000 **Median House Price** Year ending September 2018: \$459,000

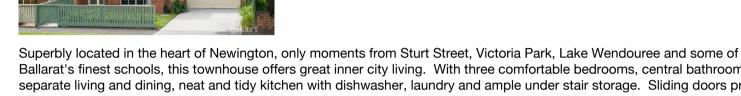


Rooms: 5

Property Type: House (Previously

Occupied - Detached) Land Size: 170 sqm approx

Agent Comments



Ballarat's finest schools, this townhouse offers great inner city living. With three comfortable bedrooms, central bathroom, separate living and dining, neat and tidy kitchen with dishwasher, laundry and ample under stair storage. Sliding doors provide access to the low under cover alfresco which could also be utilised as a single carport. Additional features include central heating, R/C to master, new floor coverings and window furnishings throughout.

Comparable Properties



311 Ascot St.S BALLARAT CENTRAL 3350

(REI)

Price: \$395.000 Method: Auction Sale Date: 20/10/2018

Rooms: -

Property Type: House (Res) Land Size: 624 sqm approx Agent Comments



323 Drummond St.S BALLARAT CENTRAL

3350 (REI)





Price: \$395,000 Method: Auction Sale

Rooms: -

Date: 15/09/2018

Property Type: House Land Size: 514 sqm approx **Agent Comments**



24 Talbot St.S BALLARAT CENTRAL 3350

(REI/VG)





Price: \$351,000 Method: Private Sale Date: 03/10/2018

Rooms: -

Property Type: House

Agent Comments

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