## hockingstuart

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

\$660,000 - \$695,000 **Median House Price** Year ending March 2017: \$345,000

**Indicative Selling Price** 





This period home has been held by the same family for 37 years. Set on a 945m2 block, it has been extended and renovated over the years to accommodate a growing family. The extensions were designed by renowned Ballarat architect Russell Madin. The home consists of 4 bedrooms including a master bedroom with ensuite and WIR. Kitchen/dining, lounge room and large family bathroom. French doors open out to a front deck and garden area. The home has a large rear deck/entertaining area accessed from the kitchen/dining area and overlooking the established rear garden.

### Comparable Properties



112 Errard St.S BALLARAT CENTRAL 3350

Price: \$760,000 Method: Private Sale Date: 12/01/2016 Rooms: 8

Property Type: House Land Size: 1035 sqm

**Agent Comments** 



199 Russell St BALLARAT CENTRAL 3350

(REI)

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Price: \$670,000 Method: Private Sale Date: 30/05/2017 Rooms: 4

Property Type: House Land Size: 354 sqm

**Agent Comments** 



403 Errard St.S BALLARAT CENTRAL 3350

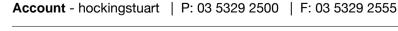
(REI)

Price: \$625,000 Method: Private Sale Date: 23/03/2017

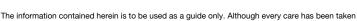
Rooms: -

Property Type: House (Res)

**Agent Comments** 







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#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
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Address	13 Essex Street, Ballarat Central Vic 3350
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$660,000	&	\$695,000
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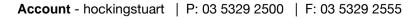
#### Median sale price

Median price	\$345,000	H	ouse	Х	Suburb or loo	cality	Ballarat Central
Period - From	01/04/2016	to	31/03	3/2017	Source	REI	1

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
112 Errard St.S BALLARAT CENTRAL 3350	\$760,000	12/01/2016
199 Russell St BALLARAT CENTRAL 3350	\$670,000	30/05/2017
403 Errard St.S BALLARAT CENTRAL 3350	\$625,000	23/03/2017







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