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Statement of Information

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

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

| 3 | 5 Errard Street South, Ballarat Central Vic 3350 |
|---|--|
| r | |
| e | |

Indicative selling price

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

| Range between | \$630,000 | & | \$670,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$395,000 | Hou | ise X | Unit | | Suburb or locality | Ballarat Central |
|---------------|------------|-----|------------|------|--------|--------------------|------------------|
| Period - From | 01/10/2016 | to | 30/09/2017 | | 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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.

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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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Rooms: 5 Property Type: House (Res) Land Size: 1073 sqm approx Agent Comments Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Indicative Selling Price \$630,000 - \$670,000 Median House Price Year ending September 2017: \$395,000

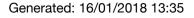
This charming Californian Bungalow situated in the heart of town, offers the discerning purchaser a wonderful opportunity to enter the vibrant Central Ballarat property market. Boasting 3 abundant bedrooms, (Master with Ensuite/WIR & bay window seating) & two accommodating living areas this home represents a unique insight into the lifestyle possibilities central living has to offer. Hardwood timber flooring, hydronic heating along with 2 split systems, front and rear access (under cover parking for 3 vehicles), beautiful established gardens, well-appointed kitchen.

Comparable Properties

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