hockingstuart

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

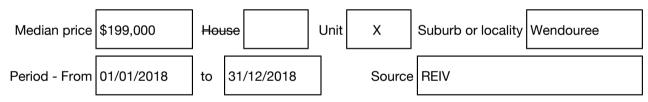
2/1046 Norman Street, Wendouree Vic 3355

Indicative selling price

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

Range between \$165,000	&	\$175,000
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Median sale price



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.

Ade	dress of comparable property	Price	Date of sale
1	3/1046 Norman St WENDOUREE 3355	\$185,000	21/08/2018
2	5/2 Evelyn St WENDOUREE 3355	\$168,000	14/01/2019
3	2/1106 Grevillea Rd WENDOUREE 3355	\$152,000	30/11/2018

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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propertydata

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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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Matthew Wiltshire 5329 2500



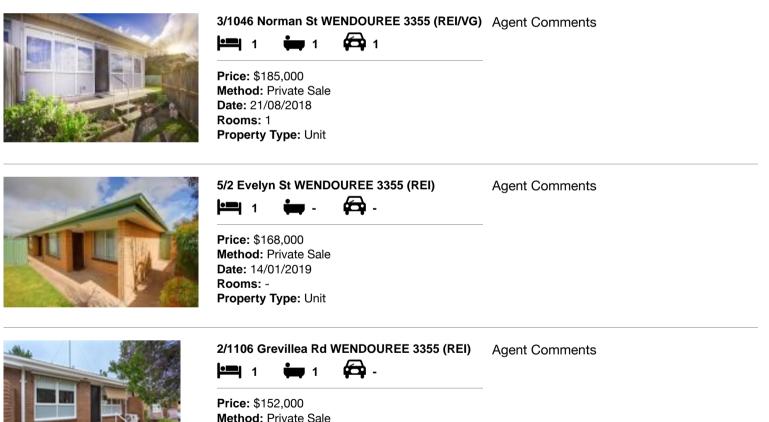
Rooms: Property Type: Unit Agent Comments

0487000873 mwiltshire@hockingstuart.com.au **Indicative Selling Price**

\$165,000 - \$175,000 **Median Unit Price** Year ending December 2018: \$199,000

Having recently undergone a full renovation, this 1 bedroom, 1 bathroom unit with open plan kitchen, dining and living is fresh and ready for the astute investor or the professional couple. Investors can rest assured with a rental appraisal at \$185 per week. Sitting in an enviable location, only moments to Ballarat Grammar college and Lake Wendouree, this property is sure to impress. Be sure to call Matthew Wiltshire on 0487 000 873 today for more information!

Comparable Properties





Method: Private Sale Date: 30/11/2018 Rooms: -Property Type: Unit

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