hockingstuart

Statement of Information

Steve McCulloch 03 53 292 525 0409 353 783 smcculloch@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

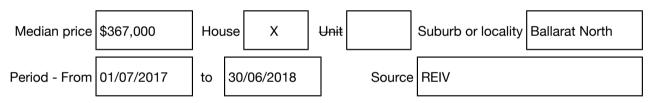
4 Hillside Drive, Ballarat North Vic 3350

Indicative selling price

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

Range between \$440,000 & \$465,000	Range between	\$440,000	&	\$465,000	
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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.

Address of comparable property		Price	Date of sale
1	4 Mitchell Ct SOLDIERS HILL 3350	\$495,000	26/05/2018
2	514 Landsborough St BALLARAT NORTH 3350	\$430,000	23/04/2018
3	1020 Havelock St BALLARAT NORTH 3350	\$415,000	20/03/2018

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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Rooms: 4 Property Type: House (Res) Land Size: 667.299987792969 sqm approx Agent Comments Steve McCulloch 03 53 292 525 0409 353 783 smcculloch@hockingstuart.com.au

> Indicative Selling Price \$440,000 - \$465,000 Median House Price Year ending June 2018: \$367,000

Elevated high in Ballarat North with views across the city and Lake Wendouree, this immaculately presented home offers a great lifestyle opportunity. Downstairs there are 3 good sized bedrooms all with built in robes, a light and bright kitchen, with quality appliances and caeserstone bench tops, overlooking the dining room and opening into the spacious living area with magnificent leafy views of the surrounding gardens. Family bathroom is downstairs. Upstairs is a grand living area with combustion wood heater, high cathedral ceilings built in bar and balcony with panoramic views.

Comparable Properties



4 Mitchell Ct SOLDIERS HILL 3350 (REI/VG) Agent Comments



Price: \$495,000 Method: Auction Sale Date: 26/05/2018 Rooms: 4 Property Type: House Land Size: 854 sqm approx



514 Landsborough St BALLARAT NORTH 3350 Agent Comments (REI)



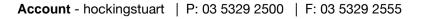
Price: \$430,000 Method: Private Sale Date: 23/04/2018 Rooms: 4 Property Type: House Land Size: 622 sqm approx



1020 Havelock St BALLARAT NORTH 3350 (REI/VG)



Price: \$415,000 Method: Private Sale Date: 20/03/2018 Rooms: -Property Type: House (Res) Land Size: 517 sqm approx Agent Comments



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