

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 11/326 Walker Street, Ballarat North Vic 3350

Indicative selling price

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

Single price \$219,000

Median sale price

Median price \$235,000 House Unit X Suburb Ballarat North

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 two kilometres of the property for sale in the last six 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	11/511 Nicholson St BLACK HILL 3350	\$226,000	02/11/2017
2	2/905 Lydiard St.N BALLARAT NORTH 3350	\$221,000	26/08/2017
3	9/724 Chisholm St BLACK HILL 3350	\$215,000	02/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Brooke Reynolds

53292500

0407292506

breynolds@hockingstuart.com.au

Indicative Selling Price

\$219,000

Median Unit Price

Year ending September 2017: \$235,000



2 1 1

Rooms:**Property Type:** Unit

Agent Comments

Comprising of 2 beds 1 bath this unit is perfect for retirees FHB or investors!! Freshly painted and new carpet throughout this home is sure to please the discerning buyer! Both rooms have (BIR'S) and the home offers a private decked area. Other features include gas heating and split system for all year round comfort. Located in quiet, neat and tidy street, and tenanted until May 2018 at \$240 per week, at a rental yield of 5.7%. To arrange an inspection, please call Brooke Reynolds on 0407 292 506.

Comparable Properties

**11/511 Nicholson St BLACK HILL 3350 (REI)**

Agent Comments

2 1 1

Price: \$226,000**Method:** Private Sale**Date:** 02/11/2017**Rooms:** 3**Property Type:** Flat/Unit/Apartment (Res)**Land Size:** 413 sqm approx**2/905 Lydiard St.N BALLARAT NORTH 3350 (REI)**

Agent Comments

2 1 1

Price: \$221,000**Method:** Private Sale**Date:** 26/08/2017**Rooms:** -**Property Type:** House**9/724 Chisholm St BLACK HILL 3350 (REI)**

Agent Comments

2 1 1

Price: \$215,000**Method:** Private Sale**Date:** 02/11/2017**Rooms:** -**Property Type:** House (Res)