## hockingstuart







Rooms:

Property Type: House Land Size: 374 sqm **Agent Comments** 

**Indicative Selling Price** \$270,000 **Median House Price** Year ending March 2017: \$275,000

Situated only a short drive from Ballarat's town centre and the Western Highway is this neat brick home ideal for an investment portfolio, alternatively a great first home or suited to the downsizer. With three generous sized bedrooms all with built-in-robes, open plan meals and family room with adjacent kitchen (with plenty of cupboard space) and a second living area/office to the rear of the property. This well maintained brick home is situated on a very low maintenance allotment and currently leased to exceptional tenants for \$270 per week until 8/2/18. Contact Brooke Reynolds Ph: 0407 292 506 to inspect today.

### Comparable Properties



51 Lovenear Gr BALLARAT EAST 3350 (REI/VG)

Price: \$270,000 Method: Private Sale Date: 21/09/2016 Rooms: 4

Property Type: House (Res) Land Size: 547 sqm

**Agent Comments** 



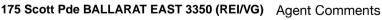
207 Scott Pde BALLARAT EAST 3350 (VG)



Price: \$267,000 Method: Sale Date: 27/04/2016 Rooms: -

Property Type: House (Res) Land Size: 1012 sqm

**Agent Comments** 





**---** 3

Price: \$252,000 Method: Private Sale **Date:** 04/10/2016 Rooms: 5

Property Type: House (Res) Land Size: 531 sqm

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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 sale

Address	119 Scott Parade, Ballarat East Vic 3350
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$275,000	H	ouse	Х	Suburb or loc	cality	Ballarat East
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
51 Lovenear Gr BALLARAT EAST 3350	\$270,000	21/09/2016
207 Scott Pde BALLARAT EAST 3350	\$267,000	27/04/2016
175 Scott Pde BALLARAT EAST 3350	\$252,000	04/10/2016





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