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

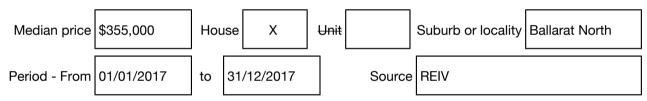
3	1116 Havelock Street, Ballarat North Vic 3350
r	
è	

Indicative selling price

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

Range between	\$325,000	&	\$345,000
---------------	-----------	---	-----------

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.

Ado	dress of comparable property	Price	Date of sale
1	1132 Havelock St BALLARAT NORTH 3350	\$350,000	30/08/2017
2	1202 Havelock St BALLARAT NORTH 3350	\$319,999	24/08/2017
3	1023 Havelock St BALLARAT NORTH 3350	\$312,500	08/04/2017

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.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555

propertydata

Generated: 29/01/2018 12:03

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.

hockingstuart





Rooms: Property Type: House Land Size: 545 sqm approx Agent Comments Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

Indicative Selling Price \$325,000 - \$345,000 Median House Price Year ending December 2017: \$355,000

Whether it's an investment, first home or for the family, you will be largely impressed with the comfort and location of this updated household. Master with Ensuite, new carpet and freshly painted throughout, outdoor entertaining & scope for extension are just some of the many advantages that this property provides. Consisting of 3 Bedrooms (possible 4th), 2 Bathrooms, Study, Large living area which flows through to the dining / kitchen, SLUG and peaceful alfresco. 2 reverse cycle split systems provide comfort all year round, whilst the 545m2 allotment (approx.).

Comparable Properties

1132 Havelock St BALLARAT NORTH 3350 (REI/VG) Image: A structure Image: A structure	Agent Comments
1202 Havelock St BALLARAT NORTH 3350 (VG) Image: 1 3 Image: 1 Image: 3 Image: 1 Image: 1 Price: \$319,999 Method: Sale Image: 1 Date: 24/08/2017 Image: 1 Image: 1 Rooms: - Property Type: House (Res) Image: 1 Land Size: 1655 sqm approx Image: 1 Image: 1	Agent Comments
1023 Havelock St BALLARAT NORTH 3350 (REI/VG) 3 2 6 4 Price: \$312,500 Method: Private Sale Date: 08/04/2017 Rooms: - Property Type: House Land Size: 749 sqm approx	Agent Comments

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555

propertydata

Generated: 29/01/2018 12:03

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.