# hockingstuart

#### Statement of Information

Brooke Reynolds 53292500 0407292506 breynolds@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

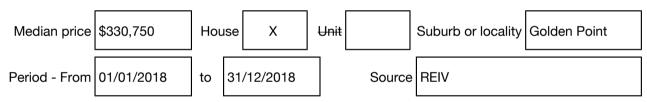
107 Grant Street, Golden Point Vic 3350

#### Indicative selling price

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

Range between	\$262,500	&	\$275,000

#### 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.

Address of comparable property		Price	Date of sale
1	9 Corbett St BALLARAT EAST 3350	\$275,000	23/02/2018
2	402 Humffray St.S GOLDEN POINT 3350	\$265,000	20/03/2018
3	217 Doveton St.S BALLARAT CENTRAL 3350	\$263,000	23/06/2018

#### 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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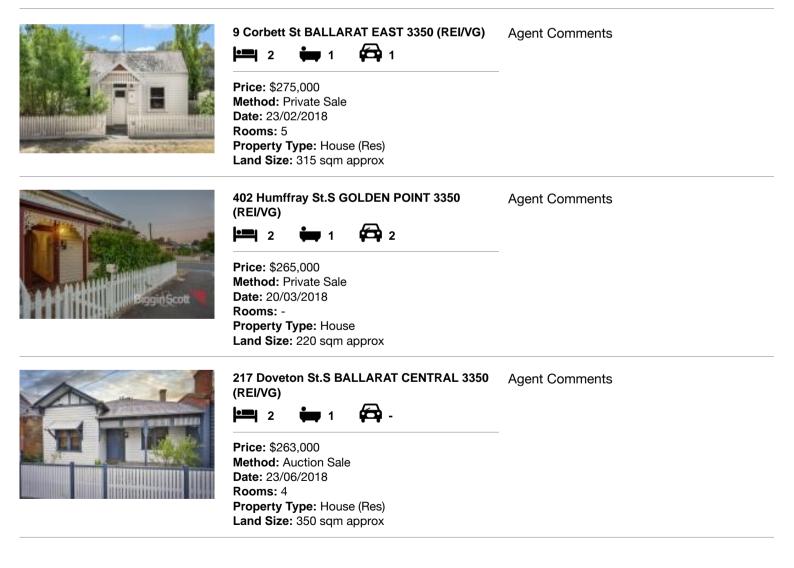


Rooms: 3 Property Type: House (Previously Occupied - Detached) Land Size: 405 sqm approx Agent Comments Brooke Reynolds 53292500 0407292506 breynolds@hockingstuart.com.au

Indicative Selling Price \$262,500 - \$275,000 Median House Price Year ending December 2018: \$330,750

Located in the heart of the Ballarat CBD, this weatherboard home in original condition offers a blue chip location combined with endless possibilities. The property could be purchased to occupy, as an affordable investment or your own renovation project (STCA). Comprising 3 bedrooms, central bathroom, kitchen and separate living area on a block size of approx. 405m2. Other features include carport, low maintenance gardens and rear access. Currently rented at \$225 per week until August 2019.

### **Comparable Properties**



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