

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
Including suburb or
locality and postcode

46 Loch Avenue, Ballarat Central Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000

&

\$495,000

Median sale price

Median price \$414,000

House

X

Unit

Suburb or locality

Ballarat Central

Period - From 01/01/2017

to

31/12/2017

Source REIV

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		
2		
3		

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.

Brooke Reynolds

53292500

0407292506

breynolds@hockingstuart.com.au

Indicative Selling Price

\$450,000 - \$495,000

Median House Price

Year ending December 2017: \$414,000



 2  1  0

Rooms: 4

Property Type: House

Land Size: 327 sqm approx

Agent Comments

Centrally located in one of Ballarat's most sought after streets, walking distance from shops, train station, schools and hospitals, this home offers more than just convenience and location. Stunning from the street this beautiful period home offers 2 bedrooms both with built in robes, central living room with ornate fireplace, spacious bathroom with claw foot bath and shower, kitchen with great storage and plenty of room for the dining table, separate laundry and utility space. Updated in recent years to make the most of the homes period features including lead-lighting.

Comparable Properties

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.