hockingstuart

Statement of Information

Rebecca Stepnell 5329 2500 0423 050 864 rstepnell@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

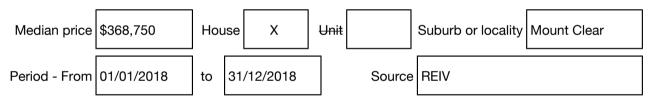
12 Hocking Avenue, Mount Clear Vic 3350

Indicative selling price

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

Range between	\$275,000	&	\$295,000
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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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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.

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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: 5 Property Type: House (Previously Occupied - Detached) Land Size: 663 sqm approx Agent Comments Rebecca Stepnell 5329 2500 0423 050 864 rstepnell@hockingstuart.com.au

Indicative Selling Price \$275,000 - \$295,000 Median House Price Year ending December 2018: \$368,750

Situated on a large allotment of approx. 650m2. This home is minutes from Federation University, Midvale Shopping Complex and Ballarat Technology Park. It is also walking distance from local Kindergarten, Primary and Secondary Schools. With three bedrooms, two with built in robes, family bathroom and laundry the kitchen is complete with dishwasher and electric oven. Three large living rooms including rumpus, lounge and dining, are great spaces for a growing family complete with a gas heater. The property includes a single lock up garage, separate carport, under cover patio area.

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.

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