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 andpostcode

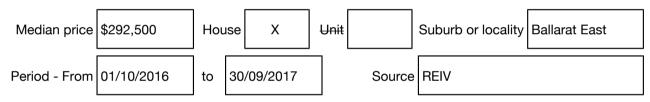
105 Scott Parade, Ballarat East Vic 3350

Indicative selling price

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

Range between	\$265,000	&	\$285,000
Range between	\$265,000	&	\$285,000

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	103 Stawell St.N BALLARAT EAST 3350	\$290,000	16/12/2016
2	51 Lovenear Gr BALLARAT EAST 3350	\$270,000	21/09/2016
3	195 Scott Pde BALLARAT EAST 3350	\$265,000	22/12/2016

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

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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.

hockingstuart





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 457 sqm approx Agent Comments Steve McCulloch 03 53 292 525 0409 353 783 smcculloch@hockingstuart.com.au

Indicative Selling Price \$265,000 - \$285,000 Median House Price Year ending September 2017: \$292,500

Here is a charming 2 bedroom weatherboard house that makes you feel right at home the minute you walk through the door. In a popular Ballarat East location and close to schools, shops, parks and only minutes from the city centre, this home is perfect for the first home buyer, couple or investor. The house is in an immaculate condition with kitchen/dining area and separate lounge. Gas heating for those cool winter months plus split system a/c for all year round comfort. Both bedrooms are of a good size and come with BIR's. There is a central bathroom plus a 2nd toilet.

Comparable Properties

103 Stawell St.N BALLARAT EAST 3350 (REI/VG) 2 1 1 1 1 Price: \$290,000 Method: Private Sale Date: 16/12/2016 Rooms: 4 Property Type: House Land Size: 387 sqm approx	Agent Comments
51 Lovenear Gr BALLARAT EAST 3350 (REI/VG) 3 1 2 2 Price: \$270,000 Method: Private Sale Date: 21/09/2016 Rooms: 4 Property Type: House (Res) Land Size: 547 sqm approx	Agent Comments
195 Scott Pde BALLARAT EAST 3350 (VG)	Agent Comments

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