

Tony Douglass

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Indicative Selling Price

\$640,000 - \$670,000

Median House Price

Year ending March 2017: \$660,000



3 2 2

Rooms: 5**Property Type:**

Agent Comments

Perfectly positioned in a quiet street, this impeccably presented townhouse is in one of Ballarat finest locations. The floor plan and luxurious fit out of this exquisite property will provide a low maintenance and enviable lifestyle. Comprising of 3 bedrooms with built in robes, the master with WIR and ensuite, study, large family bathroom, laundry, spacious double garage with shelving and secure direct access. The spacious kitchen features stainless steel Smeg cooking appliances, Miele dishwasher and stone benchtops, overlooking the undercover alfresco area.

Comparable Properties

2/214 Mair St BALLARAT CENTRAL 3350 (REI) Agent Comments

- - -

Price: \$670,000**Method:** Private Sale**Date:** 17/02/2017**Rooms:** -**Property Type:** Office**Land Size:** 138 sqm approx

1208 Gregory St LAKE WENDOUREE 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$650,000**Method:** Private Sale**Date:** 23/08/2016**Rooms:** 8**Property Type:** House (Res)**Land Size:** 454 sqm approx

314 Neill St SOLDIERS HILL 3350 (VG)

Agent Comments

3 - -

Price: \$635,000**Method:** Sale**Date:** 21/02/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 974 sqm approx

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

9 Collins Street, Lake Wendouree Vic 3350

Indicative selling price

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

Range between

\$640,000

&

\$670,000

Median sale price

Median price

\$660,000

House

X

Suburb or locality

Lake Wendouree

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/214 Mair St BALLARAT CENTRAL 3350	\$670,000	17/02/2017
1208 Gregory St LAKE WENDOUREE 3350	\$650,000	23/08/2016
314 Neill St SOLDIERS HILL 3350	\$635,000	21/02/2017