hockingstuart

Tony Douglass 5329 2500 0418555973 tdouglass@hockingstuart.com.au

Indicative Selling Price \$640,000 - \$670,000 **Median House Price** Year ending March 2017: \$660,000



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)

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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

Agent Comments

Price: \$635,000 Method: Sale Date: 21/02/2017

Rooms: -

Property Type: House (Res) Land Size: 974 sqm approx

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	9 Collins Street, Lake Wendouree Vic 3350
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$640,000	&	\$670,000

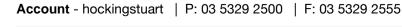
Median sale price

Median price	\$660,000	Н	ouse X	Suburb or lo	cality 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







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