

## 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

3/11 Sturt Street, Ballarat Central Vic 3350

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000

&amp;

\$425,000

**Median sale price**

Median price \$265,000

House

Unit

X

Suburb or locality

Ballarat Central

Period - From 01/07/2018

to

30/06/2019

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.

3/11 Sturt Street, Ballarat Central Vic 3350

**hockingstuart**

Darryl Quick

03 5329 2500

0419 585 633

dquick@hockingstuart.com.au

**Indicative Selling Price**

\$400,000 - \$425,000

**Median Unit Price**

Year ending June 2019: \$265,000



 3  2 

**Rooms:** 5

**Property Type:** Strata Unit/Flat

Agent Comments

Built in the circa 1800s era. This historic building has lots of original features such as ornate staircase, raised ceilings and ornate arch sash windows. It has all the charm of the yesteryear while modern conveniences are at your door. If your after central, then this 3 bedroom, north facing, top floor apartment is right in the heart of Ballarat. Located on the main street of Ballarat. The open plan living / dining / kitchen area offers a northerly aspect with an abundance of natural light and is large enough to entertain your friends.

## Comparable Properties

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