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Statement of Information

Tony Douglass 5329 2500 0418555973 tdouglass@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

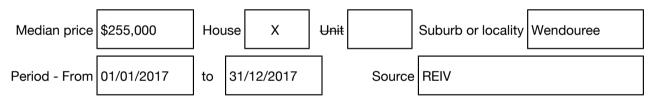
1130 Grevillea Road, Wendouree Vic 3355

Indicative selling price

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

Range between \$270,000	&	\$285,000
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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 last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	37 Browns Pde WENDOUREE 3355	\$290,000	10/01/2018
2	1058 Norman St WENDOUREE 3355	\$273,000	03/10/2017
3	5 Malmesbury St WENDOUREE 3355	\$269,000	20/08/2017

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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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: 4 Property Type: House (Previously Occupied - Detached) Land Size: 585 sqm approx Agent Comments Tony Douglass 5329 2500 0418555973 tdouglass@hockingstuart.com.au

Indicative Selling Price \$270,000 - \$285,000 Median House Price Year ending December 2017: \$255,000

Only a short walk to Stockland Wendouree and Ballarat Grammar, this solid brick veneer home enjoys the convenience of low maintenance living with room to move. Consisting of 3 good sized bedrooms (BIR's), bright light filled kitchen and meals area positioned directly adjacent from the spacious living, with gas log fire and split system a/c, plus gas central heating throughout. Beautiful established gardens show that it has been meticulously looked after and is ready for you to call it home. The rear shedding is an added bonus, providing the perfect man cave opportunity.

2 2

Comparable Properties



Price: \$290,000 Method: Private Sale Date: 10/01/2018 Rooms: -Property Type: House (Res)

•**•** 3

37 Browns Pde WENDOUREE 3355 (REI)

Harcourts

1058 Norman St WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$273,000 Method: Private Sale Date: 03/10/2017 Rooms: -Property Type: House (Res) Land Size: 613 sqm approx



5 Malmesbury St WENDOUREE 3355 (REI/VG) Agent Comments



Price: \$269,000 Method: Private Sale Date: 20/08/2017 Rooms: -Property Type: House Land Size: 600 sqm approx

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Agent Comments

