

Matthew Wiltshire 5329 2500 0487000873 mwiltshire@hockingstuart.com.au

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	2/221 York Street, Ballarat East Vic 3350			

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/und	derquoting
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Range between \$245,00	0 &	\$265,000	
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Median sale price

Median price	\$275,000	Hou	Ise	Unit	Х	Suburb or locality	Ballarat East
Period - From	01/01/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	4/237 York St BALLARAT EAST 3350	\$282,000	06/02/2019
2	2/519 Bond St GOLDEN POINT 3350	\$279,000	19/01/2018
3	2/2 Macdonald St BALLARAT EAST 3350	\$229,000	13/04/2018

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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Indicative Selling Price \$245,000 - \$265,000 Median Unit Price Year ending December 2018: \$275,000



Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Set on its own title, this home is the perfect downsizer to suit the discerning buyer, including 2 bedrooms with great storage, a functional central bathroom with bath and separate shower, a large meals and living area as well as a huge kitchen with an abundance of storage and large built in pantry, this home is sure to suit the fussiest of buyers. Currently leased at \$235 a week on a periodic lease, you have the option to both re-lease or live in yourself!

Comparable Properties



4/237 York St BALLARAT EAST 3350 (REI)

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Price: \$282,000 Method: Private Sale Date: 06/02/2019

Rooms: -

Property Type: Townhouse (Single)



2/519 Bond St GOLDEN POINT 3350 (REI/VG)

-2

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Price: \$279,000 **Method:** Private Sale **Date:** 19/01/2018

Rooms: 7

Property Type: Townhouse (Single)



2/2 Macdonald St BALLARAT EAST 3350

(REI/VG)

2 2

6

Price: \$229,000 **Method:** Private Sale **Date:** 13/04/2018

Rooms: -

Property Type: Unit

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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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Agent Comments

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